

ATTACHMENT T:

ADDENDUM 1



**CHILDREN AND FAMILY JUSTICE CENTER
CONTRACT NUMBER C00863C13**

Addendum Number 1

Proposers are hereby notified that the solicitation documents of said Contract have been amended as hereinafter set forth:

| Ref. | Page or Drawing | Location and Description of Change |
|------|-----------------|--|
| | | PART A – REQUEST FOR PROPOSAL |
| 1.1 | 58 | <p>3.3.3.1. DELETE C and REPLACE with: “C. No Cost Test Fit (200)</p> <ol style="list-style-type: none"> 1. The purpose of the space plan test-fit is to demonstrate that the approved space program can be accommodated within the proposed final design concept, and to identify special tenant requirements affecting the design of the core/shell. The space plan test-fit plan shall be considered part of the offer and will not incur additional expense to the County. 2. Based upon the square footages, agency adjacencies, intended usages (i.e., public, private, and secured circulations), ingress/egress for each user type, parking requirements, etc., the Design-Build team will be required to provide a test-fit plan for evaluation. The test-fit plan shall include the following elements: <ol style="list-style-type: none"> (a) A plan for each floor, including the basement and parking areas, reflecting all the necessary elements shall be included in an 18” x 24” and scaled formats. Fully dimension the space plan room by room so that the inside dimensions of each room, work area and work stations can be easily determined. Include any special criteria such as unique floor loading requirements that shall have an impact on further development of the design concept. (b) Program Area Comparison: Schedule in a spreadsheet matrix format of the building floor plan areas provided in the Proposal, compared to the RFP’s space programming documents room by room and note any variances.” |
| | | PART B – FACILITY PERFORMANCE STANDARDS |
| 1.2 | 26 | <p>Fenestration, ADD new paragraphs: "Designing courtrooms with windows (either interior or exterior) requires careful consideration of the benefits, potential problems, and costs. If a courtroom is designed with windows, precautions will be necessary to maintain security and environmental controls. A courtroom may have windows (regular or clerestory) or skylights to obtain the benefits of daylight. Windows and skylights must control heat gain/loss, brightness, glare, noise, and dust infiltration. A means of darkening the room must also be provided that requires easy operation and low maintenance. To prevent distraction and increase security, higher windowsills or clerestory windows or skylights are more desirable. Exterior windows for all courtrooms must be ballistic resistant."</p> |

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| 1.3 | 42 | Loading Dock, ADD new paragraph: "The loading dock and the path to the loading dock shall accommodate delivery trucks 40' long by 13'-6" height. A minimum 20 foot vertical clearance is needed in the vicinity of the Trash/Compactor area and Recycling Sorter/Containers area (Facility Program spaces 1.713 and 1.714) to allow for the removal/delivery of roll off type truck/dumpster." |
| 1.4 | 42 | Security Glazing, second paragraph DELETE "... (Type G6 in..." and REPLACE with: "... (Type GL7 in..." |
| 1.5 | 64 | Bullet and Break Resistant Glazing and Shielding, fourth bullet DELETE : "... (Type G3)... ", and REPLACE with: "... (Type GL4)..." |
| 1.6 | 121 | Section 6 - Mechanical Engineering Systems, a. Introduction and General Objectives of the Mechanical Standard, Introduction, ADD new sentence: "For the purposes of this document the words "Building Control systems (BCS)" and "Building Management systems (BMS)" are synonyms." |
| 1.7 | 121 | Section 6 - Mechanical Engineering Systems, a. Introduction and General Objectives of the Mechanical Standard, Maintenance and Reliability, ADD new second paragraph: "King County, Building Services Section will operate the facility post-construction. County will require from the Design-Build team to allow for four (4) hours per month for meetings to discuss system and building performance during the Measurement & Verification period. Any system anomalies discovered by the Design-Build Team during the M&V shall be brought up to the County project team immediately, and a resolution." |
| 1.8 | 129 | Section 6 - Mechanical Engineering Systems, a. Introduction and General Objectives of the Mechanical Standard, Plumbing Systems, Storm Drains, third bullet, DELETE "...BMS..." and REPLACE with "...BCS..." |
| 1.9 | 130 | Section 6 - Mechanical Engineering Systems, b. Plumbing Systems, Plumbing Fixtures-Detention, ADD to the second bullet: "Provide Blowout Jet, 2.4 gallons per flush (gpf) water closets. All Administration areas that is part of the detention areas shall follow the non-detention plumbing fixtures for low flow fixtures requirements" |
| 1.10 | 131 | Section 6 - Mechanical Engineering Systems, b. Plumbing Systems, Plumbing Fixtures-Non-Detention, DELETE seventh bullet "Provide with hard-wired, hands free flushometer with 1.28 gallon per flush." And REPLACE with ""Provide water closet with hard-wired, hands free flushometer with 1.28 gallon per flush." |

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| 1.11 | 131 | Section 6 - Mechanical Engineering Systems, b. Plumbing Systems, Plumbing Fixtures-Non-Detention, ninth bullet DELETE "... 0.125 gallons per flush" and REPLACE with: "... 0.5 gallons per flush" |
| 1.12 | 136 | Section 6 - Mechanical Engineering Systems, c. Heating, Ventilating, and Air Conditioning (HVAC) Systems Design Criteria, Ventilation Design Criteria, second paragraph, DELETE "Toilets and janitor closets shall be exhausted at a minimum rate of 75 cfm per water closet or urinal" and REPLACE with: "Toilets and janitor closets shall be exhausted at a minimum rate of 1.5 cfm per square feet." |
| 1.13 | 197 | Energy Life Cycle Analysis (ELCCA), DELETE bulleted items: "Energy Plus" "(IESVE) Integrated Environmental Solutions Virtual Environment" |
| 1.14 | 222 | AV Systems-Courtooms, General, ADD new third paragraph: "Provide infrastructure to facilitate the incorporation of video recordings into the official Court Recording System: infrastructure will include but not be limited to conduit, back boxes, and any specialty hardware that is needed to be incorporated into the walls, ceiling, and floors." |
| | | PART C – FACILITY PROGRAM |
| 1.15 | 2-20 | 1.100 Entry Security Screening, Component Description, ADD new second paragraph: "Superior Court's current policy requires judicial officers entering County courthouses to be screened with the public. This policy may change in the future. The CFJC courthouse design shall include both a pathway from judges' parking to the main public security screening station and the flexibility to bypass the main public security screening by having a direct access pathway from judges' parking to judicial circulation if the current policy is changed." |
| 1.16 | 3-10 | Detention Lobby, third paragraph DELETE "Since screening staff will not be available between 2300-2700, once allowed into the Public Lobby, the staff or visitor will proceed to doors that are remotely operated by Detention Central Control that lead into the Detention Lobby." And REPLACE with "Since screening staff will not be available between 2300-2700, the Detention Lobby must be physically separated from the public lobby to prevent persons passing between the two lobbies between the hours of 2300-0700. During other hours the physical separation will be 'opened' to allow persons access between the two lobbies." |
| 1.17 | 3-13 | Detention Administration, ADD new paragraph : "A vertical circulation pathway (elevator and stair) shall be provided between the Director's Area, (1.300 Detention Administration) and 2.000 Operations, in as close proximity as possible to 2.1000 Detention Administration inside the secure perimeter. Doors and elevator will be controlled by Detention Security Electronics System." |

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| 1.18 | 4-3 | <p>Building and Site Organization, 9. ADD to the end of the paragraph:</p> <p>"The fourth and fifth levels of the court facility shall include seven family law courts, the PAO's Family Support Unit and DV Advocates and all spaces identified as "New Space" in Appendix A, Court Phase II Space Detail. All courtrooms in the facility should be designed with maximum flexibility to have the capability to be used for different functions in the future."</p> |
| 1.19 | 4-5 | <p>Site Circulation Concepts, ADD to end of 5th bulleted paragraph:</p> <p>"Access from the parking garage to screening area by a skybridge or elevated walkway is not desirable."</p> |
| 1.20 | 4-5 | <p>Site Circulation Concepts, ADD a new sixth and seventh bullets:</p> <p>"The Design Build entity's design shall include an emergency evacuation area that allows for a standard King County metro bus (31'-6") to drive onto the site, load the incarcerated youth, and leave the site. All components of the egress path to the bus shall be compliant with all building codes. The evacuation area may be located within the vehicle sally port, or it may be located elsewhere as long as provisions for safe egress, together with physical barriers such as fencing to prevent escape are included. A three point turn around for the bus to leave the site is acceptable, as is a drive through arrangement compliant with City of Seattle SDOT for site access to and from public right of ways.</p> <p>Figure 4.4 shows a separate Vehicle sally port for Detention (youth), and a separate Adult Sally Port. These may be combined into one Vehicle Sally Port as long as access to Admissions and Release is direct, access to Adult Holding is direct, and conformance with Part C: Facility Program, Chapter 2 Court Program, Security, 13.300 Central Adult Holding (pgs. 2-98 and 2-99) and Part C: Facility Program, Chapter 3 Detention Program, Space Program, 2.0 Operations (pgs. 3-19 through 3-26). The vehicle sally port must be sized to allow for 4 parking stalls 9'-0" wide by 18' long with adequate space for vehicles to easily maneuver in and out of the vehicle sally."</p> |
| 1.21 | 4-8 | <p>Facility Program, Public Open Areas ADD new paragraph:</p> <p>"Based on community input, it is desirable to have a landscape link between the Open Area in the NE corner and the Alder Connection within the building setback along 14th Ave."</p> |
| 1.22 | 4-15 | <p>DELETE Figure 4-6 and REPLACE with Revised Figure 4-6. See attached.</p> |
| 1.23 | Appendix C C-1 | <p>Adjacency, DELETE "Alder School should be easily accessible from Juvenile Detention Administration and ASD/CSO offices." and REPLACE with:</p> <p>"The Alder School has no specific adjacency requirement to any particular court or detention program element, however, the Alder School should not be located adjacent to any courtroom, probation, child care, or cafe. The Alder School should be located to allow easy access for the students to move from the screening area to the school. The Alder School shall also be located so that noise or activity generated by the classroom operations will not disrupt other courthouse or detention operations located near it."</p> |

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| | | <p>QUESTIONS AND RESPONSES</p> <p>King County provides the following questions and responses as clarifications of the referenced Request For Proposal provisions.</p> |
| 1.24 | | <p>Q: Is a re-zone possible for the center portion of the site north of Alder, from LR-3 to NC3P-65?</p> <p>R: No, See Part A, RFP, paragraph 1.5.6. The proposed draft texts amendments maintain the existing boundaries of the LR-3 and NC3P-65 zoning boundaries on the site.</p> |
| 1.25 | | <p>Q: The survey shows a number of bump-ins along the 14th Avenue lot line. Could the County consider swapping these city-owned areas for the park in the northeast corner of the block?</p> <p>R: A: No, See Part A, RFP, paragraph 1.5.6. The proposed draft texts amendments would allow the DPD director to waive or modify the setback requirements to accommodate unique programming or structural needs as long as the urban design objectives of 23.51A.004 C are met.</p> |
| 1.26 | | <p>Q: Is 2030 compliance a goal or just something to keep in mind?</p> <p>R: It is a goal per Part B, Section 8 - Energy and Sustainability Life Cycle Analysis, Report on Alternatives for Heating and Cooling CFJC, pg 198, "the Design Team Entity shall submit a separate report meeting the requirements of 2012 King county Ordinance 17304 with the first design submittal (100% Schematic Design)."</p> |
| 1.27 | | <p>Q: According to the facility program, judges would be screened for security with the public. Confirm this is the intent.</p> <p>R: See Ref. 1.15 above.</p> |
| 1.28 | | <p>Q: Phase 2 court program does not specify adjacency requirements; for instance, which family courtroom, if any, would need to be located on the ground floor?</p> <p>R: See Ref 1.18 above.</p> |
| 1.29 | | <p>Q: Who is controlling the electronics for the court holding area?</p> <p>R: See Part B Facility Performance Standards, pages 239 & 240, and Part C Facility Program, p. 3-19. DAJD will be controlling the security electronics for the court holding area, either from a security electronics station located in the court holding area or from Central Control.</p> |
| 1.30 | | <p>Q: Is superior court interest in future possibility of video expansion?</p> <p>R: King County requires the infrastructure to support video recording for the official court record be included in the project. See Ref. 1.14 above.</p> |
| 1.31 | | <p>Q: Is daylighting in the courtrooms allowed?</p> <p>R: See Ref 1.2 above.</p> |
| 1.32 | | <p>Q: Alder School location, access and adjacencies?</p> <p>R: See Ref. 1.23 above.</p> |

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| 1.33 | | <p>Q: Can the PAO's Family Support Unit be located apart from Phase 1 PAO?</p> <p>R: Yes. See Ref 1.18 above.</p> |
| 1.34 | | <p>Q: Are escalators acceptable?</p> <p>R: No</p> |
| 1.35 | | <p>Q: Can there be overlap between the court and detention programs on the lower level?</p> <p>R: Yes, the court facility may be constructed over the Detention facility. This is graphically indicated in Part C Facility Program, figure 4-1 (p. 4-10) and figure 4-2, (page 4-11) that shows a portion of the Dept of Judicial Admin on the 2nd floor over a portion of detentions Admissions Release on the first floor.</p> |
| 1.36 | | <p>Q: Is a detached conference facility allowed?</p> <p>R: No. All occupants of the conference center must have passed through the main public security screening area.</p> |
| 1.37 | | <p>Q: Is the food service to be inside the secured area or outside perimeter?</p> <p>R: The kitchen is within the detention secured perimeter. The perimeter door between the kitchen and the loading dock will be controlled by Central Control.</p> |
| 1.38 | | <p>Q: Is the vehicle sally port elevator adjacent to admissions release?</p> <p>R: The adjacency is required: see Part C: Facility Program, pages 3-25 and 3-26.</p> |
| 1.39 | | <p>Q: Does emergency bus access need to be in the sally-port?</p> <p>R: See Ref. 1.20 above.</p> |
| 1.40 | | <p>Q: Where is the optimal location for the elevator from Detention Administration to secure detention?</p> <p>R: See Ref. 1.17 above</p> |
| 1.41 | | <p>Q: Is the after-hours access to detention clear in the documents?</p> <p>R: See Ref. 1.16 above.</p> |
| 1.42 | | <p>Q: Would the County entertain an alternate below grade parking layout that has columns between stalls on one side of the isle with open parking on the other side?</p> <p>R: No. Refer to Part B, Facility Performance Standards, page 246: "Stand-alone parking structures shall utilize long span structural systems which do not have columns between parking stalls."</p> |
| 1.43 | | <p>Q: Are 3 separate parking lots (judges, staff, public) acceptable?</p> <p>R: Refer to Part C, Facility Program, page 4-6. There are two primary parking components-public parking and staff parking. A separately secured area shall be developed to accommodate 20 judicial officer parking stalls either within the staff garage or adjacent to or under the court building.</p> |
| 1.44 | | <p>Q: Who will operate the building post-construction?</p> <p>R: See Ref. 1.7 above.</p> |

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| 1.45 | | <p>Q: Please provide server load assumptions</p> <p>R: See Part B, Section 7 - Electrical Engineering Systems, sub-section d., tables B7.1 and 7.2".</p> |
| 1.46 | | <p>Q: Is the SEPA document available as reference document?</p> <p>R: All SEPA documents are available as reference documents (including the transportation study) at the following website: http://www.kingcounty.gov/operations/FacilitiesManagement/currentProjects/CFJCPproposal/SEPA.aspx</p> |
| 1.47 | | <p>Q: Tunnel vs sky bridge vs enclosed surface walkway?</p> <p>R: See Ref. 1.19 above.</p> |
| 1.48 | | <p>Q: Clarify open space connection to Alder, per community input. NAC meeting minutes.</p> <p>R: See Ref 1.21 above.</p> |
| 1.49 | | <p>Q: What are the minimum dimensions of the open space?</p> <p>R: See attached revised Figure 4-6.</p> |
| 1.50 | | <p>Q: Character of the open space? (see landscaping section of performance standards).</p> <p>R: The character of the NE open space is described in Part B, Facility Performance Standards, page 105, and Part C, Facility Program, page 4-8.</p> |
| 1.51 | | <p>Q: Can Proposers have a tour of the Emergency Dispatch Center?</p> <p>R: The connectivity currently employed in the EDC equipment room will be replaced between now and the completion of construction of the CFJC. Because of this the County does not believe touring the existing equipment room will provide relevant information to the Proposers.</p> |
| 1.52 | | <p>Q: Define FF&E allowance.</p> <p>R: FFE included in Allowances 1 and 2 is to include the following type of furniture or equipment; Courthouse: workstations (systems furniture), tables, desk, and chairs for private offices, conference rooms, courtrooms, white boards (including electronic), security screening equipment (parcel scanner, magnetometers, x-ray), lockers, bookcases, evidence storage units in the courtroom, building trash compactor, projectors, information kiosk, and exercise equipment. Detention: mattresses, office desk and chairs, bookcases, whiteboards (including electronic), classroom tables and chairs, televisions, visitation tables and chairs, gymnasium equipment (basketball backboards, volleyball), medical clinic equipment and furniture, lockers, dayroom tables/chairs and equipment.</p> |
| 1.53 | | <p>Q: What does "no cost test fit" mean, and what is the difference between this and the other required floor plans and program reconciliation?</p> <p>R: See Ref.1.1 above.</p> |

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| 1.54 | | <p>Q: Part B - Facility Performance Standards, Section 1 - Architecture, Security Glazing (Page 42). "Exterior Ballistic Glass: High- Security ballistic-rated glazing (Type G6 Table B1.1-Interior and Exterior Glazing Types) shall be used at exterior windows in courtrooms and judicial chambers. Coordinate with Room Data Sheets" Per table B1.1 (Page 43). Confirm if GL-7 is the correct reference. GL-6 is not ballistic rated.</p> <p>R: See Ref. 1.4 above.</p> |
| 1.55 | | <p>Q: Part B - Facility Performance Standards, Section 1 - Architecture, Bullet and Break Resistant Glazing and Shielding (Page 64). "Attack-resistant glazing (Type G3) is required at the public counter in the Prosecuting Attorney's Office (PAO)"</p> <p>Should this be glass type GL-7 per table B1.1 (page 43)? GL-3 is frosted glass.</p> <p>R: See Ref. 1.5 above.</p> |
| 1.56 | | <p>Q: What is the size of the service trucks, vans, and buses that we should plan for?</p> <p>Service Vans: height for County service vans in the parking garage is noted on p. 4-6 of Part C,</p> <p>R: See Ref. 1.3 above.</p> |
| 1.57 | | <p>Q: Can the buses and services (garbage trucks) vehicles not be located under detention or adjacent? (Can the loading dock be located so that the busses and service (garbage trucks) do not need to drive under the facility?)</p> <p>R: The buses and service vehicles do not have to be located under the facility. However the adjacencies in the following sections must be met: Part C Facility Program pages 2-34, through 2-37, and Part B Facility Performance Standard p. 111.</p> |
| 1.58 | | <p>Q: How relate to sally ports?</p> <p>R: There is no direct relationship between the sally port, garbage trucks and service vehicles. Also See Ref. 1.20 above regarding the bus and its relationship to the sally port.</p> |
| 1.59 | | <p>Q: Can the energy model and performance guaranteed EUI be updated for climatic or internal load discrepancies?</p> <p>R: The energy model and performance guaranteed EUI and usage data may be normalized per climatic or internal load discrepancies during the M&V period and after the review and approval of county project team. The new updated performance guaranteed EUI shall still meet or exceed the guaranteed performance requirements and shall be verified in the M&V process.</p> |

Attached To This Addendum:

- Revised Figure 4-6.
- Part B - Performance Standards Appendix F: Anticipated Facility Occupancy Schedule.
- Tree Inventory & Assessment (Arborist Report).
- Facility Tour Report, dated March 4-6, 2013.

This Addendum shall be attached to and form a part of the Contract Documents. All Proposers are reminded to acknowledge this Addendum on Form C of the RFP.

Date: January 29, 2014

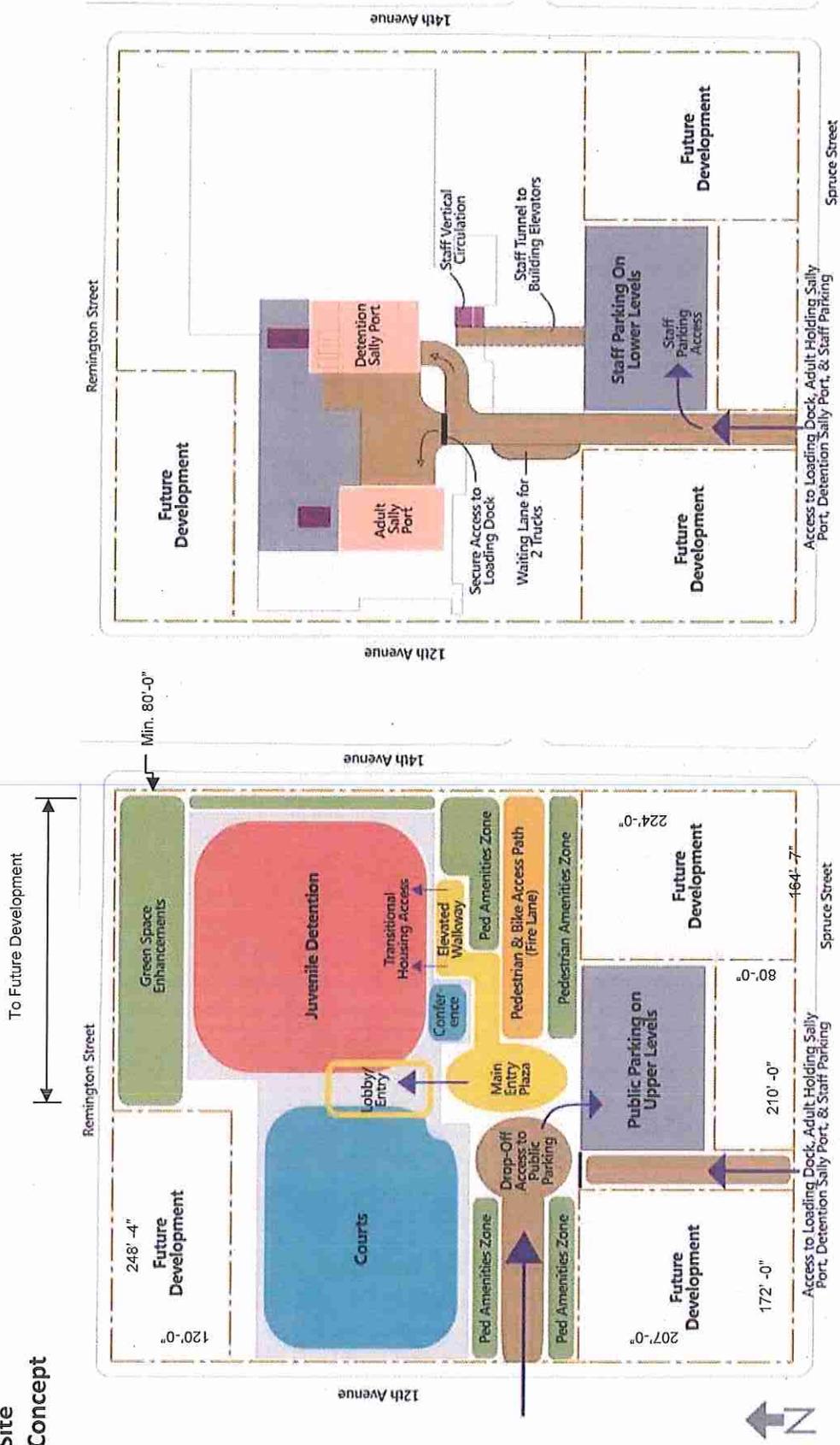
Darren R. Chernick

Darren R. Chernick
Contract Specialist

King County

Figure 4-6

Site
 Concept



Note The minimum overall dimensions of "Future Development" parcels are indicated as shown above.

Children and Family Justice Center Project
 Part B - Performance Standards
 Appendix F: Anticipated Facility Occupancy Schedule

| | | Court Program | | |
|--------------|---|------------------|------------|--|
| ID | Component | Hours | Days | Comments |
| 1.000 | Building Support | | | |
| 1.100 | Entry Security Screening | 0500-1200 | M-S | |
| 1.200 | Public Lobby | 0830-1630 | M-F | These are open office hours |
| 1.300 | Public Child Care | 0830-1630 | M-F | These are open office hours |
| 1.400 | Shared Meeting Spaces | 083-2100 | M-S | This may vary depending on room and day |
| 1.500 | Staff Support | 0800-1700 | M-F | These are staff work times. |
| 1.600 | Information Technology/MIS | 24hrs | 7 Days | This may vary depending on room and day |
| 1.700 | Facilities & Building Support | 24hrs | 7 Days | This may vary depending on room and day |
| 1.900 | Mechanical & Electrical | 24hrs | 7 Days | |
| 2.000 | Resource Center | 0830-1630 | M-F | These are open office hours |
| 2.100 | Resource Center | 0800-1700 | M-F | These are staff work times. |
| 3.000 | Juvenile Court | 0830-1630 | M-F | These are open office hours, which could vary at times. |
| 3.100 | Chief Juvenile & Offender Courts | 0830-1630 | M-F | These are open office hours |
| 3.200 | Dependency Courts | 0830-1630 | M-F | These are open office hours |
| 3.300 | Becca and Treatment Courts | 0830-1630 | M-F | These are open office hours |
| 3.400 | Judicial Offices | 0800-1700 | M-F | These are staff work times. |
| 4.000 | Juvenile Court Administration | 0830-1630 | M-F | These are open office hours |
| 4.100 | Administration | 0800-1700 | M-F | These are staff work times. |
| 4.200 | Reform Initiatives, Analysts, Evaluators | 0800-1700 | M-F | These are staff work times. |
| 4.300 | Shared Space | 0800-1700 | M-F | These are staff work times. |
| 5.000 | Juvenile Probation Services | 0830-1630 | M-F | These are open office hours |
| 5.100 | Consolidated Intake Unit | 0800-1700 | M-F | These are staff work times. |
| 5.200 | City Unit/Supervision | 0800-1700 | M-F | These are staff work times. |
| 5.300 | Community Program/Restitution Monitor | 0800-1700 | M-F | These are staff work times. |
| 5.400 | Records Unit | 0800-1700 | M-F | These are staff work times. |
| 5.500 | Evidence Based Programs & Student Intern Unit | 0800-1700 | M-F | These are staff work times. |
| 5.600 | Warrants | 0800-1700 | M-F | These are staff work times. |
| 5.700 | Shared Space | 0800-1700 | M-F | These are staff work times. |
| 6.000 | Treatment Services | 0830-1630 | M-F | These are open office hours |
| 6.100 | Juvenile Drug Court | 0830-1630 | M-F | These are open office hours |
| 6.200 | Family Treatment Court | 0830-1630 | M-F | These are open office hours |

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|--------------------------|---|------------------|------------|--|
| 6.300 | Juvenile Justice Assessment Team (JJAT) | 0800-1700 | M-F | These are staff work times. |
| 7.000 | Juvenile Services Division | 0830-1630 | M-F | These are open office hours |
| 7.100 | Partnership for Youth Justice | 0830-1630 | M-F | These are open office hours. |
| 7.200 | At-Risk Youth (Becca) Program | 0830-1630 | M-F | These are open office hours |
| 7.300 | Court Operations | 0830-1630 | M-F | These are open office hours |
| 8.000 | Dependency CASA | 0830-1630 | M-F | These are open office hours |
| 8.100 | Dependency CASA | 0800-1700 | M-F | These are staff work times. |
| 9.000 | Judicial Administration/Clerk | 0900-1630 | M-F | These are open office hours |
| 9.100 | Management | 0700-1800 | M-F | These are staff work times. |
| 9.200 | Cashiering | 0900-1630 | M-F | These are open office hours |
| 9.300 | Case Processing | 0900-1630 | M-F | These are open office hours |
| 9.400 | Records Services | 0900-1630 | M-F | These are open office hours |
| 9.500 | Court Services | 0900-1630 | M-F | These are open office hours |
| 9.600 | Step-Up Program | 0900-1630 | M-F | These are open office hours, has after hours conferencing needs. |
| 9.700 | Shared Spaces | 0700-1800 | M-F | These are staff work times. |
| 10.000 | Prosecuting Attorney | 0830-1630 | M-F | These are open office hours |
| 10.100 | Juvenile Offender Unit | 0800-1700 | M-F | These are staff work times. |
| 11.000 | Public Defense | 0800-1700 | M-F | These are staff work times. |
| 11.100 | Juvenile Offender Unit | 0800-1700 | M-F | These are staff work times. |
| 12.000 | Children's Administration & Attorney General | 0830-1630 | M-F | These are open office hours |
| 12.100 | Juvenile Court Office | 0800-1700 | M-F | These are staff work times. |
| 13.000 | Security | | | |
| 13.100 | Security Operations | 0500-1200 | M-S | |
| 13.200 | Central Juvenile Holding | 0830-1630 | M-F | |
| 13.300 | Central Adult Holding | 0830-1630 | M-F | |
| Detention Program | | | | |
| ID | Component | Hours | Days | Comments |
| 1.000 | Administration | | | |
| 1.100 | Public Entry | 0600-2100 | 365/yr | |
| 1.200 | Visitation | 0600-2100 | 365/yr | |
| 1.300 | Detention Administration (outside of detention) | 0600-1800 | 365/yr | |

Children and Family Justice Center Project
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| ID | Component | Hours | Days | Comments |
|--------------|---|-----------|--------|----------|
| 2.000 | Operations | | | |
| 2.100 | Detention Administration (inside detention) | 24/day | 365/yr | |
| 2.200 | Central Control | 24/day | 365/yr | |
| 2.300 | Admissions Release | 24/day | 365/yr | |
| 2.400 | Staff Support | 24/day | 365/yr | |
| 3.000 | Support Services | | | |
| 3.100 | Food Service | 0500-1900 | 365/yr | |
| 3.200 | Medical Services | 24/day | 365/yr | |
| 3.300 | General Services | 0700-1700 | M-F | |
| 3.400 | Detention IT services | 0700-1700 | M-F | |
| 4.000 | Programs | | | |
| 4.100 | Education | 0700-2200 | 365/yr | |
| 4.200 | Recreation | 0700-2200 | 365/yr | |
| 4.300 | Library Spiritual Center | 0700-2200 | 365/yr | |
| 5.000 | Housing | | | |
| 5.200 | Pod "A" Orientation/General Housing | 24/day | 365/yr | |
| 5.100 | Pod "B" General Housing | 24/day | 365/yr | |
| 5.400 | Pod "C" Transitional Housing | 24/day | 365/yr | |

TO: Gay Boyce, King County Facilities Management Division
JOB SITE: Children & Family Justice Center - 300 12th Ave, Seattle, WA 98122
SUBJECT: Tree Inventory & Assessment
DATE: January 2, 2014
PREPARED BY: Haley Galbraith, ISA Certified Arborist PN-7512A & Qualified Tree Risk Assessor

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Table of Trees

Summary

Currently, 116 significant trees exist on site. There are no Exceptional trees on site. Existing site trees are predominantly in fair to good health and structural condition.

Proposed site work activities may result in disturbance, or require removal of some significant trees. At this time, site plans outlining proposed grading and construction are not available; once this information has become available, potential tree impacts can be evaluated.

Assignment & Scope of Report

This report outlines the site inspection by Haley Galbraith and Shannon Lockhart of Tree Solutions Inc. on December 19, 2013. Included are observations and data collected at the site located at 300 12th Ave.

We were asked to inventory all significant trees on site, and tag them for easy identification. We were asked to perform visual assessment and collect baseline measurements for all trees. We were asked to deliver information collected in the form of an Arborist Report with Table of Trees. King County Facilities Management Division requested these services to acquire information for project planning in accordance with requirements set by city of Seattle Municipal Code.

Limits of Assignment

Unless stated otherwise: 1) information contained in this report covers only those trees that were examined and reflects the condition of those trees at the time of inspection; and 2) the inspection is limited to visual examination of the subject trees without dissection, excavation, probing, climbing, or coring unless explicitly specified. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the subject trees may not arise in the future.

Tree Solutions did not review any reports or perform any tests related to the soil located on the subject property unless outlined in the scope of services. Tree Solutions staff are not and do not claim to be soils experts. An independent inventory and evaluation of the soils on site should be obtained by a qualified professional as deemed necessary by the property manager if an additional understanding of site characteristics is needed to make an informed decision.

Additional Assumptions and Limiting Conditions can be found in [Appendix A](#).

Methods

We evaluated tree health and structure utilizing visual tree assessment (VTA) methods. The basis behind VTA is the identification of symptoms, which trees produce in reaction to weak spots or areas of mechanical stress. Trees react to mechanical and physiological stresses by growing more vigorously to reinforce weak areas, while depriving less stressed parts. (Mattheck & Breloer 1994) An understanding of uniform stress allows us to make informed judgments about the condition of a tree.

The diameter of each tree was measured at standard height (DSH), typically 54-inches above grade. The species, size, health and structural condition, and additional notes for each tree can be found in the attached [Table of Trees](#).

Each tree was tagged with a numbered aluminum tree tag for easy identification with reference to this report.

An aerial photograph of the site can be found in [Appendix B](#), photographs taken during our visit to the site can be found in [Appendix C](#).

Observations & Discussion

The Site

The site is situated over an entire City block in the Yesler Terrace neighborhood of Seattle, across I-5 from downtown. Currently, the site is bisected by buildings on the southern half and a large parking area with adjacent open grassy area on the northern half. (See [Figure 1](#))

The existing structures on site make up the Children and Family Justice Center. The area within these structures is secured, therefore, we only assessed trees outside of the structures.

The Trees

Located in the northwest corner of the site, there is a small stand of Douglas-fir (*Pseudotsuga menziesii*) trees with invasive species (See [Photo 1](#)). The primary invasive species present is English ivy (*Hedera helix*), which has been cleared around several of the tree bases in the past, but new stems are now girdling some trees.

In this area, there is a non-significant Douglas-fir dead, and leaning on a neighboring significant Douglas-fir towards the walkway on E Remington Ct that should be removed. Due to the trees in this area growing in close proximity to one another, some are slightly suppressed.

In the northeast corner of the site, the majority of significant trees are multi-stemmed Portugal laurel (*Prunus lusitanica*). This species does not typically obtain tree form without management; in this case, all of the Portugal laurels have had pruning performed to raise the crowns over multiple past pruning events – likely to maintain sight lines and/or sidewalk clearance. (See [Photos 2 & 3](#))

For these, and all multi-stemmed trees on site, the single-stem equivalent diameter was calculated using the Guide to Trunk Area.

The primary tree species represented in the southern half of the site is London plane (*Platanus x acerifolia*). It is common for this species to shed small parts throughout the year. We observed exposed roots from most of the London plane trees located along the eastern border of the site.

We observed the use of bark mulch at the base of several trees; this is noted in the attached table. We generally advise against the use of bark mulch for trees – instead, we encourage the use of woodchip mulch. Woodchip mulch is more nutrient rich and decomposes more quickly than bark, providing those nutrients to the soil in which the trees grow. Woodchips also regulate soil moisture and retain water, versus bark, which is typically somewhat hydrophobic and may prevent water from moving down through the soil to the tree root system.

If possible, it is advisable to replace existing bark mulch on site with woodchips. Any trees that do not currently have a mulch ring could likely benefit from the installation of mulch within the drip line. This may also help minimize stress resulting from nearby construction activities by promoting increased fine root production.

We tagged 116 significant trees and have confirmed that no Exceptional trees exist on site. Right-of-Way trees were not included in this inventory or assessed in any way. Both native and non-native tree species are present on site. Due to restricted access, we were unable to measure and evaluate three trees that grow within the secured area on site.

Most significant site trees are viable candidates for retention, however, site plans outlining proposed grading and construction will be required in order to provide specific retention and protection recommendations.

Recommendations

- Remove non-significant, dead Douglas-fir leaning on tree #507 in northwest corner of site
- Remove English ivy to approximately 4 foot radius around each tree in the northwest corner
- Cut away girdling roots that have not been enveloped by trunk, as needed
- Apply approximately 4 inch layer of arborist woodchip mulch instead of bark mulch within drip line of all trees, as needed

Glossary

co-dominant stems: stems or branches of nearly equal diameter, often weakly attached (Matheny *et al.* 1998)

crown: the aboveground portions of a tree (Lilly 2001)

DBH or DSH: diameter at breast or standard height; the diameter of the trunk measured 54 inches (4.5 feet) above grade (Matheny *et al.* 1998)

deciduous: tree or other plant that loses its leaves sometime during the year and stays leafless generally during the cold season (Lilly 2001)

evergreen: tree or plant that keeps its needles or leaves year round; this means for more than one growing season (Lilly 2001)

ISA: International Society of Arboriculture

included bark: bark that becomes embedded in a crotch between branch and trunk or between codominant stems and causes a weak structure (Lilly 2001)

landscape function: the environmental, aesthetic, or architectural functions that a plant can have (Lilly 2001)

mitigation: process of reducing damages or risk (Lilly 2001)

monitoring: keeping a close watch; performing regular checks or inspections (Lilly 2001)

significant size: a tree measuring 6" DSH or greater

structural defects: flaws, decay, or other faults in the trunk, branches, or root collar of a tree, which may lead to failure (Lilly 2001)

References

ANSI A300 (Part 1) – 2008 American National Standards Institute. American National Standard for Tree Care Operations: Tree, Shrub, and Other Woody Plant Maintenance: Standard Practices (Pruning). New York: Tree Care Industry Association, 2008.

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Matheny, Nelda and James R. Clark. Trees and Development: A Technical Guide to Preservation of Trees During Land Development. Champaign, IL: International Society of Arboriculture, 1998.

Mattheck, Claus and Helge Breloer, The Body Language of Trees.: A Handbook for Failure Analysis. London: HMSO, 1994.

Urban, James. Up by Roots. Healthy Soils and Trees in the Built Environment. Champaign, IL: International Society of Arboriculture, 2008.

Appendix A - Assumptions & Limiting Conditions

1. Consultant assumes that any legal description provided to Consultant is correct and that title to property is good and marketable. Consultant assumes no responsibility for legal matters. Consultant assumes all property appraised or evaluated is free and clear, and is under responsible ownership and competent management.
2. Consultant assumes that the property and its use do not violate applicable codes, ordinances, statutes or regulations.
3. Although Consultant has taken care to obtain all information from reliable sources and to verify the data insofar as possible, Consultant does not guarantee and is not responsible for the accuracy of information provided by others.
4. Client may not require Consultant to testify or attend court by reason of any report unless mutually satisfactory contractual arrangements are made, including payment of an additional fee for such Services as described in the Consulting Arborist Agreement.
5. Unless otherwise required by law, possession of this report does not imply right of publication or use for any purpose by any person other than the person to whom it is addressed, without the prior express written consent of the Consultant.
6. Unless otherwise required by law, no part of this report shall be conveyed by any person, including the Client, the public through advertising, public relations, news, sales or other media without the Consultant's prior express written consent.
7. This report and any values expressed herein represent the opinion of the Consultant, and the Consultant's fee is in no way contingent upon the reporting of a specific value, a stipulated result, the occurrence of a subsequent event or upon any finding to be reported.
8. Sketches, drawings and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys. The reproduction of any information generated by architects, engineers or other consultants and any sketches, drawings or photographs is for the express purpose of coordination and ease of reference only. Inclusion of such information on any drawings or other documents does not constitute a representation by Consultant as to the sufficiency or accuracy of the information.
9. Unless otherwise agreed, (1) information contained in this report covers only the items examined and reflects the condition of the those items at the time of inspection; and (2) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, climbing, or coring. Consultant makes no warranty or guarantee, express or implied, that the problems or deficiencies of the plans or property in question may not arise in the future.
10. Loss or alteration of any part of this Agreement invalidates the entire report.

Appendix B – Aerial View of Site



Figure 1: Aerial view of the site (outlined in red) from Google maps

Appendix C – Photographs



Photo 1: Northwest corner of site Douglas-fir stand with English ivy – some of the tree bases have been cleared in the past



Photo 2: Example of centrally located Portugal laurels with raised crowns for sight line - note bark mulch



ROW trees
not assessed

Photo 3: Example of Portugal laurels along eastern property border with raised crowns for sidewalk clearance



Photo 4: Looking into northeast corner of site from open grassy area, largest significant trees located here

Attachments: Table of Trees

Table of Trees

300 12th Ave
Seattle, WA 98122

Date of Inventory: 12.19.2013

Table Prepared: 12.20.2013

| Tree # | Scientific Name | Common Name | DSH (inches) | Multi Stem DSH | Health Condition | Structural Condition | Dripline | | | | Notes |
|--------|-----------------------|-------------|--------------|----------------|------------------|----------------------|----------|----|----|----|--|
| | | | | | | | N | E | W | S | |
| 501 | Pseudotsuga menziesii | Douglas-fir | 16.6 | | Good | Good | | | | 20 | Small stand in NW corner of site, basal area cleared of ivy |
| 502 | Pseudotsuga menziesii | Douglas-fir | 14.6 | | Good | Good | | | 11 | | Small stand in NW corner of site, basal area cleared of ivy, lower canopy shaded out |
| 503 | Pseudotsuga menziesii | Douglas-fir | 10.6 | | Good | Good | 16 | | | | Small stand in NW corner of site, basal area cleared of ivy, lower canopy shaded out |
| 504 | Pseudotsuga menziesii | Douglas-fir | 13.5 | | Good | Good | | 16 | | | Small stand in NW corner of site, basal area cleared of ivy, lower canopy shaded out |
| 505 | Pseudotsuga menziesii | Douglas-fir | 14.0 | | Good | Good | | | | 18 | Small stand in NW corner of site, basal area cleared of ivy |
| 506 | Pseudotsuga menziesii | Douglas-fir | 7.7 | | Good | Good | | | | 12 | Small stand in NW corner of site, basal area cleared of ivy, slightly suppressed, some ivy stems starting to girdle on west side |
| 507 | Pseudotsuga menziesii | Douglas-fir | 6.3 | | Fair | Good | 8 | | | | Small stand in NW corner of site, basal area cleared of ivy, some ivy stems girdling on west side, dead non-significant Douglas-fir leaning on tree #507 should be removed, 20% live crown with lower branches shaded out, slightly suppressed |
| 508 | Pseudotsuga menziesii | Douglas-fir | 6.1 | | Good | Good | 10 | | | | Small stand in NW corner of site, basal area cleared of ivy |
| 509 | Pseudotsuga menziesii | Douglas-fir | 11.1 | | Good | Good | | | | 16 | Small stand in NW corner of site, basal area cleared of ivy |
| 510 | Pseudotsuga menziesii | Douglas-fir | 12.2 | | Good | Good | 18 | | | | Small stand in NW corner of site, basal area cleared of ivy |
| 511 | Pseudotsuga menziesii | Douglas-fir | 9.2 | | Good | Good | | | | 14 | Small stand in NW corner of site, basal area cleared of ivy, canopy asymmetrical to west, small dead branches east canopy |
| 512 | Pseudotsuga menziesii | Douglas-fir | 10.5 | | Good | Good | | 10 | | | Small stand in NW corner of site, basal area cleared of ivy, asymmetrical canopy to the east |
| 513 | Pseudotsuga menziesii | Douglas-fir | 14.0 | | Good | Good | | | | 16 | Row along Remington street inside fencing, dead branches |
| 514 | Pseudotsuga menziesii | Douglas-fir | 8.2 | | Fair + | Good | | | | 12 | Row along Remington street inside fencing, small dead branches, canopy is slightly sparse, foliage has yellow tint |
| 515 | Pseudotsuga menziesii | Douglas-fir | 8.3 | | Fair + | Good | | | | 16 | Row along Remington street inside fencing, small dead branches, canopy is slightly sparse, foliage has yellow tint |

Table of Trees

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|--------|---------------------------------|---------------|--------------|------------------|------------------|----------------------|----------|----|---|----|--|
| | | | | | | | N | E | W | S | |
| 516 | <i>Pseudotsuga menziesii</i> | Douglas-fir | 12.9 | | Good | Good | | 13 | | | Row along Remington street inside fencing |
| 517 | <i>Pseudotsuga menziesii</i> | Douglas-fir | 6.6 | | Good | Good | | | | 11 | Row along Remington street inside fencing, slightly suppressed |
| 518 | <i>Pseudotsuga menziesii</i> | Douglas-fir | 11.8 | | Good | Good | | | | 13 | Row along Remington street inside fencing |
| 519 | <i>Pseudotsuga menziesii</i> | Douglas-fir | 7.0 | | Good | Good | | | | 9 | Row along Remington street inside fencing, small foliage, minor trunk bow |
| 520 | <i>Pseudotsuga menziesii</i> | Douglas-fir | 14.0 | | Good | Good | | | | 16 | Row along Remington street inside fencing, growing on mound |
| 521 | <i>Pseudotsuga menziesii</i> | Douglas-fir | 14.2 | | Good | Good | | | | 13 | Row along Remington street inside fencing, growing on mound, reaction wood at base |
| 522 | <i>Pseudotsuga menziesii</i> | Douglas-fir | 15.4 | | Good | Good | | | | 13 | Row along Remington street inside fencing, growing on mound |
| 523 | <i>Acer platanoides</i> | Norway maple | 8.4 | | Good | Good | 7 | | | | Ivy at base, growing into canopy of tree #522, roots exposed with minor damage to S, past pruning wound on trunk on east side |
| 524 | <i>Acer platanoides</i> | Norway maple | 6.7 | | Good | Good | 8 | | | | Ivy at base, co-dominant at approx 6 feet , good union |
| 525 | <i>Acer platanoides</i> | Norway maple | 7.0 | | Good | Good | 7 | | | | small girdling roots exposed (might be ivy roots) - with minor damage, previously topped |
| 526 | <i>Acer platanoides</i> | Norway maple | 10.2 | | Good | Good | 9 | | | | Co-dominant at approx 6 feet, slight trunk lean to the east - corrected |
| 527 | <i>Acer platanoides</i> | Norway maple | 7.3 | | Fair | Fair | | | | 9 | basal trunk cavity on east side with fungi fruiting bodies - affects approx 60 percent of circumference, co-dominant at approx 6 feet, previously topped |
| 528 | <i>Acer platanoides</i> | Norway maple | 7.4 | | Good | Good | | | | 8 | Mound of soil around base |
| 529 | <i>Acer platanoides</i> | Norway maple | 13.7* | 10.1 N, 9.2 S | Good | Good | | 13 | | | Co-dominant at approx 3 feet, good union |
| 530 | <i>Sequoiadendron giganteum</i> | Giant sequoia | 15.5 | | Good | Good | 7 | | | | Coarse bark chip mulch around base approx 4 feet radius, on slight mound |

Table of Trees

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| Tree # | Scientific Name | Common Name | DSH (inches) | Multi Stem DSH | Health Condition | Structural Condition | Dripline | | | | Notes |
|--------|---------------------------------|-----------------|--------------|------------------------------|------------------|----------------------|----------|----|---|----|--|
| | | | | | | | N | E | W | S | |
| 531 | <i>Acer platanoides</i> | Norway maple | 13.1 | | Good | Good | 14 | | | | Coarse bark chip mulch around base, trunk wound on west side |
| 532 | <i>Prunus lusitanica</i> | Portugal laurel | 6.0* | 4.4, 4.1 | Good | Good | | | 8 | | Coarse bark chip mulch around base |
| 533 | <i>Prunus lusitanica</i> | Portugal laurel | 7.1* | 3.4, 4.4, 4.5 | Good | Fair | | | 8 | | Coarse bark chip mulch around base |
| 534 | <i>Prunus lusitanica</i> | Portugal laurel | 8.2* | 4.4, 4.4, 5.4 | Good | Fair | | | 8 | | Coarse bark chip mulch around base |
| 535 | <i>Prunus lusitanica</i> | Portugal laurel | 8.4* | 6.3, 5.6 | Good | Good | | | 8 | | Coarse bark chip mulch around base |
| 536 | <i>Prunus lusitanica</i> | Portugal laurel | 9.7* | 5.7, 3.8, 5.2, 4.5 | Good | Good | | | 8 | | Coarse bark chip mulch around base |
| 537 | <i>Prunus lusitanica</i> | Portugal laurel | 8.7* | 5.3, 5.4, 4.4 | Good | Good | | | 8 | | Coarse bark chip mulch around base, several crossing and rubbing branches |
| 538 | <i>Prunus lusitanica</i> | Portugal laurel | 8.2* | 3.6, 2.4, 3.0, 3.6, 3.3, 4.0 | Good | Fair | | | 8 | | Coarse bark chip mulch around base |
| 539 | <i>Acer platanoides</i> | Norway maple | 11.3 | | Good | Good | | 12 | | | Coarse bark chip mulch around base, some roots exposed with minor damage, co-dominant at approx 6 feet with good union |
| 540 | <i>Sequoiadendron giganteum</i> | Giant sequoia | 12.3 | | Good | Good | 7 | | | | Coarse bark chip mulch around base |
| 541 | <i>Sequoiadendron giganteum</i> | Giant sequoia | 18.8 | | Good | Good | | 8 | | | Coarse bark chip mulch around base |
| 542 | <i>Acer platanoides</i> | Norway maple | 15.3 | | Good | Good | | 17 | | | Coarse bark chip mulch around base, pruned for stop sign clearance, good unions |
| 543 | <i>Acer platanoides</i> | Norway maple | 9.1 | | Good | Good | | | | 12 | No mulch |
| 544 | <i>Acer platanoides</i> | Norway maple | 10.6 | | Good | Good | | | | 14 | Coarse bark chip mulch around base, DSH taken at narrowest point below union, good unions |
| 545 | <i>Juglans regia</i> | English walnut | 11.2* | 7.1, 6.2, 6.2 | Good | Fair | | 11 | | | |
| 546 | <i>Acer platanoides</i> | Norway maple | 6.6* | 4.7, 4.7 | Good | Fair | | 9 | | | Leads removed from base in past |

Table of Trees

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Seattle, WA 98122

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|--------|------------------------------|------------------|--------------|--------------------|------------------|----------------------|----------|----|----|----|---|
| | | | | | | | N | E | W | S | |
| 547 | <i>Acer platanoides</i> | Norway maple | 9.0 | | Good | Good | | 11 | | | Crown raised |
| 548 | <i>Prunus emarginata</i> | Bitter cherry | 6.3* | 4.0, 3.6, 3.4 | Good | Fair | | 10 | | | Co-dominant (3) from base - poorly attached |
| 549 | <i>Prunus lusitanica</i> | Portugal laurel | 7.1* | 4.6, 3.6, 2.4, 3.3 | Good | Good | | | | 6 | Coarse bark chip mulch around base |
| 550 | <i>Prunus lusitanica</i> | Portugal laurel | 6.6* | 5.2, 4.1 | Good | Good | | | | 6 | Coarse bark chip mulch around base, minor damage to basal trunk |
| 551 | <i>Prunus lusitanica</i> | Portugal laurel | 6.0* | 3.4, 5.0 | Good | Good | | | | 7 | Coarse bark chip mulch around base |
| 552 | <i>Prunus lusitanica</i> | Portugal laurel | 9.5* | 4.6, 4.9, 5.4, 4.0 | Good | Good | | 10 | | | Coarse bark chip mulch around base |
| 553 | <i>Prunus lusitanica</i> | Portugal laurel | 9.0* | 6.2, 4.1, 5.2 | Good | Good | | | | 7 | Coarse bark chip mulch around base |
| 554 | <i>Acer platanoides</i> | Norway maple | 8.9 | | Good | Good | | | 12 | | Coarse bark chip mulch around base, nest, slight trunk bow - corrected |
| 555 | <i>Prunus lusitanica</i> | Portugal laurel | 7.7* | 4.6, 4.2, 4.0, 2.4 | Good | Good | 10 | | | | Coarse bark chip mulch around base |
| 556 | <i>Prunus lusitanica</i> | Portugal laurel | 6.0* | 4.1, 4.4 | Good | Good | 10 | | | | Coarse bark chip mulch around base |
| 557 | <i>Prunus lusitanica</i> | Portugal laurel | 11.7* | 6.2, 6.6, 3.6, 6.6 | Good | Good | 10 | | | | Coarse bark chip mulch around base |
| 558 | <i>Acer platanoides</i> | Norway maple | 7.2 | | Good | Good | | | 16 | | Co-dominant at approx 8 feet, good union, coarse back chip mulch |
| 559 | <i>Catalpa speciosa</i> | Northern catalpa | 16.3 | | Good | Good | | | | 22 | Trunk wound on north side, basal trunk wound NE side, roots exposed with minor damage-add mulch |
| 560 | <i>Platanus × acerifolia</i> | London plane | 18.2 | | Good | Good | | | | 27 | Structural roots exposed |
| 561 | <i>Betula pendula</i> | European birch | 12.2* | 4.2 S, 11.5 N | Good | Good | | 16 | | | Coarse bark chip mulch |
| 562 | <i>Prunus lusitanica</i> | Portugal laurel | 8.6* | 4.7, 5.4, 3.4, 3.4 | Good | Good | | 12 | | | Coarse bark chip mulch |

Table of Trees

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|--------|------------------------------|-----------------|--------------|--------------------------|------------------|----------------------|----------|----|----|----|--|
| | | | | | | | N | E | W | S | |
| 563 | <i>Prunus lusitanica</i> | Portugal laurel | 18.8* | 9.3, 5.6, 6.0, 9.2, 10.8 | Good | Good | | 18 | | | Coarse bark chip mulch, sprouts cut from base |
| 564 | <i>Prunus lusitanica</i> | Portugal laurel | 16.2* | 8.5, 9.0, 10.5 | Good | Good | | | 16 | | Coarse bark chip mulch, stems fused at base, pruned for clearance of sidewalk |
| 565 | <i>Platanus × acerifolia</i> | London plane | 20.2 | | Good | Good | | | 17 | | Coarse bark chip mulch, roots exposed with minor damage, trunk lean to the east |
| 566 | <i>Platanus × acerifolia</i> | London plane | 22.1 | | Good | Good | | | 29 | | |
| 567 | <i>Acer platanooides</i> | Norway maple | 14.0 | | Good | Fair - | | | | 13 | Large basal wound on the south side with good reaction wood, co-dominant from approx 6 feet, one of three leads dead and reduced to 2 foot stub - hollow, trunk buried |
| 568 | <i>Prunus lusitanica</i> | Portugal laurel | 9.0* | 5.8, 4.7, 5.0 | Good | Good | | | 12 | | Coarse bark chip mulch, pruned for clearance of sidewalk |
| 569 | <i>Prunus lusitanica</i> | Portugal laurel | 9.1* | 7.0, 3.5, 4.8 | Good | Good | | | 12 | | Pruned for clearance of sidewalk, sprouts cut from base, coarse bark chip mulch |
| 570 | <i>Prunus lusitanica</i> | Portugal laurel | 8.9* | 4.3, 4.2, 4.4, 4.8 | Good | Good | | | 12 | | Pruned for clearance of sidewalk, coarse bark chip mulch, dead 5th stem - not included in DSH |
| 571 | <i>Prunus lusitanica</i> | Portugal laurel | 11.6* | 8.5, 7.9 | Good | Good | | | 12 | | Pruned for clearance of sidewalk |
| 572 | <i>Prunus lusitanica</i> | Portugal laurel | 9.8* | 5.2, 5.2, 6.5 | Good | Fair | | | 10 | | Pruned for clearance of sidewalk, dead 4th stem - previously removed, multiple branch wounds and dead branches with fungus, re-sprouting from base |
| 573 | <i>Prunus lusitanica</i> | Portugal laurel | 9.1* | 6.1 W, 6.8 E | Good | Good | | | 7 | | Pruned for clearance of sidewalk, west stem has a 2 foot strip of hollow, re-sprouting from base |
| 574 | <i>Prunus lusitanica</i> | Portugal laurel | 8.5 | | Good | Good | | | 7 | | Pruned for clearance of sidewalk, 3 foot hollow strip on west side, sprouts cut back from base, re-sprouting from base |
| 575 | <i>Prunus lusitanica</i> | Portugal laurel | 12.2* | 8.5, 8.8 | Good | Good | | | 12 | | Pruned for clearance of sidewalk, co-dominant from ground level, upright stems |
| 576 | <i>Prunus lusitanica</i> | Portugal laurel | 18.0* | 4.0, 4.8, 3.9, 3.9, | Good | Good | | | 12 | | Pruned for clearance of sidewalk |

Table of Trees

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|--------|------------------------------|------------------|--------------|-------------------------|------------------|----------------------|----------|----|----|---|---|
| | | | | | | | N | E | W | S | |
| 577 | <i>Prunus lusitanica</i> | Portugal laurel | 16.9* | 9.8, 6.7, 7.4, 5.1, 7.9 | Good | Good | | | 12 | | Pruned for clearance of sidewalk, 5 stems, co-dominant from ground level, sprouting vigorously from ground |
| 578 | <i>Prunus lusitanica</i> | Portugal laurel | 15.6* | 8.3, 8.8, 8.1, 5.6 | Good | Good | | | 16 | | Pruned for clearance of sidewalk, sprouting vigorously from ground |
| 579 | <i>Prunus lusitanica</i> | Portugal laurel | 15.1* | 8.5, 12.5 | Good | Good | | | 14 | | Pruned for clearance of sidewalk, sprouting vigorously from ground, central lead removed in past |
| 580 | <i>Acer campestre</i> | Hedge maple | 10.0 | | Good | Good | 20 | | | | Minor wounds to base at ground level |
| 581 | <i>Acer campestre</i> | Hedge maple | 9.0 | | Good | Fair | | 18 | | | Square concrete barrier around base - in contact with structural roots on south & west side, root & base wound, trunk kink just above standard height |
| 582 | <i>Acer campestre</i> | Hedge maple | 9.4 | | Good | Good | | 12 | | | Minor root & basal wound |
| 583 | <i>Prunus cerasoides</i> | Flowering cherry | 7.4 | | Fair | Fair - | 8 | | | | Possibly in Right-of-way?, Gummosis & frass observed, old basal wound on NW side |
| 584 | <i>Prunus cerasoides</i> | Flowering cherry | 6.2 | | Fair | Fair - | 8 | | | | Possibly in Right-of-Way ?, Gummosis & frass observed, large basal wound on north side, roots exposed - north side damage |
| 585 | <i>Prunus spp</i> | Cherry species | 6.1* | 2.3, 2.4, 2.8, 2.6, 3.4 | Good | Poor | | | | 6 | Roots exposed |
| 586 | <i>Prunus cerasoides</i> | Flowering cherry | 9.8 | | | | | | 9 | | Gummosis & frass observed, basal trunk wound, multiple leads at one attachment point |
| 587 | <i>Prunus cerasoides</i> | Flowering cherry | 7.1 | | | | 10 | | | | Roots exposed with minor damage |
| 588 | <i>Prunus cerasoides</i> | Flowering cherry | 9.6 | | Good | Good | | | 10 | | Gummosis & frass observed, trunk buried, lots of Gummosis coming out of branch unions |
| 589 | <i>Prunus cerasoides</i> | Flowering cherry | 8.0 | | Good | Fair | 14 | | | | Roots exposed with wounding, trunk lean to the north from base |
| 590 | <i>Platanus x acerifolia</i> | London plane | 11.8 | | Good | Good | | 19 | | | Near power pole |
| 591 | <i>Platanus x acerifolia</i> | London plane | 7.1 | | Good | Good | | 12 | | | Roots exposed with minor damage |

Table of Trees

300 12th Ave
Seattle, WA 98122

Date of Inventory: 12.19.2013

Table Prepared: 12.20.2013

| Tree # | Scientific Name | Common Name | DSH (inches) | Multi Stem DSH | Health Condition | Structural Condition | Dripline | | | | Notes |
|--------|------------------------------|--------------|--------------|----------------|------------------|----------------------|----------|----|----|----|--|
| | | | | | | | N | E | W | S | |
| 592 | <i>Platanus × acerifolia</i> | London plane | 9.6 | | Good | Good | | 14 | | | Roots exposed with minor damage |
| 593 | <i>Platanus × acerifolia</i> | London plane | 10.8 | | Good | Good | | | | 14 | |
| 594 | <i>Platanus × acerifolia</i> | London plane | 12.5 | | Good | Good | | 16 | | | |
| 595 | <i>Platanus × acerifolia</i> | London plane | 11.8 | | Good | Good | | | 17 | | |
| 596 | <i>Platanus × acerifolia</i> | London plane | 16.1 | | Good | Good | | | | 23 | Large structural roots exposed on south side |
| 597 | <i>Acer platanoides</i> | Norway maple | 18.0 | | Good | Good | | | | 21 | Large stem girdle root, good unions, canopy over hanging KCJC sign |
| 598 | <i>Platanus × acerifolia</i> | London plane | 14.7 | | Good | Good | | | | 18 | |
| 599 | <i>Platanus × acerifolia</i> | London plane | 15.9 | | Good | Good | | | 26 | | |
| 600 | <i>Platanus × acerifolia</i> | London plane | 10.3 | | Good | Good | | | | 20 | Roots exposed on all sides with damage, trunk wounds from past pruning |
| 601 | <i>Platanus × acerifolia</i> | London plane | 6.6 | | Good | Good | | 12 | | | Basal trunk wounding on all sides |
| 602 | <i>Platanus × acerifolia</i> | London plane | 10.8 | | Good | Good | 18 | | | | |
| 603 | <i>Platanus × acerifolia</i> | London plane | 8.2 | | Fair + | Fair + | | | | 12 | |
| 604 | <i>Platanus × acerifolia</i> | London plane | 8.0 | | Good | Good | | | | 12 | |
| 605 | <i>Platanus × acerifolia</i> | London plane | 16.9 | | Good | Good | | | 16 | | Good trunk taper |
| 606 | <i>Platanus × acerifolia</i> | London plane | 10.8* | 8 S, 7.2 N | Good | Good | 14 | | | | Co-dominant from 1 foot, basal wound on north side |
| 607 | <i>Platanus × acerifolia</i> | London plane | 11.6 | | Good | Good | | | | 20 | Structural roots exposed - small planting box |

Table of Trees

300 12th Ave
Seattle, WA 98122

Date of Inventory: 12.19.2013

Table Prepared: 12.20.2013

| Tree # | Scientific Name | Common Name | DSH (inches) | Multi Stem DSH | Health Condition | Structural Condition | Dripline | | | | Notes | |
|--------|------------------------------|---------------|--------------|----------------|------------------|----------------------|----------|----|---|----|-------|---|
| | | | | | | | N | E | W | S | | |
| 608 | <i>Platanus × acerifolia</i> | London plane | 6.6 | | Good | Good | | 7 | | | | |
| 609 | <i>Platanus × acerifolia</i> | London plane | 6.6 | | Good | Good | | 7 | | | | Adventitious roots exposed, trunk wound from past pruning |
| 610 | <i>Platanus × acerifolia</i> | London plane | 14.1 | | Good | Good | 15 | | | | | Large roots exposed, wide base, lifting sidewalk to west |
| 611 | <i>Platanus × acerifolia</i> | London plane | 6.0 | | Fair | Fair | | | | 8 | | Trunk lean to the north |
| 612 | <i>Platanus × acerifolia</i> | London plane | 11.1 | | Good | Good | 18 | | | | | Roots exposed |
| 613 | <i>Acer spp</i> | Maple species | 6.1* | 4.4, 4.2 | Good | Good | | | | 8 | | Light vertical stripes on bark |
| 614 | <i>Acer spp</i> | Maple species | 7.5* | 5.4, 5.2 | Good | Good | | 9 | | | | Light vertical stripes on bark, east stem 2.5 foot wound with good reaction |
| 615 | <i>Platanus × acerifolia</i> | London plane | 12.9 | | Good | Good | | 18 | | | | |
| 616 | <i>Platanus × acerifolia</i> | London plane | 7.8 | | Dead | Dead | | | | 14 | | Appears dead, ivy on basal trunk, basal wounds |

*Single stem equivalent diameter, calculated using Guide to Trunk Area

Children and Family Justice Center

Facility Tour Report

March 4-6, 2013

Participants

| | | | |
|------------------|--------------------------------|-----------------------|--------------------------------|
| Fred Jarrett | Deputy Executive | Judge Michael Trickey | Superior Court |
| Pam Jones | Juvenile Detention | Linda Ridge | Superior Court |
| Jameelah Cage | Juvenile Detention | Michelle Garvey | Superior Court |
| Mike Wait | Juvenile Detention | Jorene Reiber | Superior Court |
| Harry Williams | Juvenile Detention | Steve Gustavson | Superior Court |
| Russell Hairston | Juvenile Detention | Sarina Aiello | Judicial Administration |
| Michael Gedeon | Performance, Strategy, Budget | Gay Boyce | Facilities Management Division |
| Jim Burt | Facilities Management Division | Art Green | Facilities Management Division |

Observations

A. Ventura County Juvenile Justice Center, Oxnard, CA

Monday, March 4th

1. Courthouse

a. Entry/Lobby

- Security screening was located at the main entry (single lane). Very small and constricted area with not much room between the entry door and the screening station
- 2 story entry vestibule with open stairs leading to the upper floors where the offender/delinquency courts are located. Overall area felt small and constricted.
- Childcare was located away from the main entry, off of the courtroom corridor.

b. Courtroom Waiting Area

- Waiting for courtrooms on the lower floor was accomplished by a wide corridor (16 ft) on the lower level, and the same wide corridor on the upper level plus an additional waiting room off of the corridor. We understood that the upper level waiting room was not very private for individuals waiting for the court appearances. Overall the wide corridors felt comfortable
- Public restrooms were locked for security reasons. Guards had to open them if public wanted to use them. This was more related to the type of visitors to the facility rather than the building layout.

c. Courtrooms

- There were two types of courtrooms provided in the facility: offender/delinquency and dependency. Both were similar in size, approximately 1600 sf.
- The design of the bench in both courtroom types was flawed creating line of sight issues for the judges.

- Dependency courts were arranged differently from the offender court. Tables for the attorneys, youth, and probation staff were configured in a U-shape. Staff like this configuration.
 - The area lacked sufficient data and power outlets
 - Youth holding was located between two courts (typical arrangement). Attorney client meetings are held within this area. Attorneys enter from the public corridor
 - Accessible ramp to the judge's bench was located in the courtroom behind the judge's seating area.
 - Windows were located on the west wall of one of courtrooms. Shades had to be installed due to the glare.
- d. Private Judicial Areas
- Chambers were located directly behind the courtrooms off of a private secure corridor
 - Access to the private corridor was secured by key card access. Space is shared with other staff with key card access to the area.
- e. In-Custody Holding
- In-custody holding is located in the basement. Youth are brought up to the courtrooms via an elevator to another holding area adjacent to the court. (this area was staffed by the Sheriff and is separate from the detention staff).
 - The elevator provided separation between staff and youth for safety reasons. Stairs were not provided to bring youth up to the courtrooms.
- f. Clerks & General Office Areas
- The clerk's area is located on the 1st floor. Open office space was provided to the staff. The front counter was constructed of the same workstation system as the staff workstations. This did not seem to provide adequate security to staff working at the counter.
 - Lighting and the general configuration of the space was not very pleasant

2. Detention

- a. Entry/Security Checkpoint
- Detention has a separate entry for Courts
 - Visiting had a separate entrance
 - Visiting: Sundays & Wednesday only
 - Visiting consisted of: 9 private visiting rooms (3 no contact), 4 large group visiting rooms, and also one room with video conferencing
- b. Intake/Transfer/Release Area
- Seven (7) holding rooms
 - Report room for officers bringing in youth was not utilized often
 - Adults on juvenile matters utilize the same sally port, but have separate holding
 - There was a separate area with five (5) interview rooms for electronic monitoring
 - A file room is highly recommended
 - Property was stored in bins for 420 detainees

- Locker/storage area is recommended for staff in this area
- c. Security System
- No cameras are in elevators from court holding to court, but are recommended
 - No touch screen panels
- d. Housing
- 240 detention beds
 - 180 commitment beds
 - Two (2) year max stay for youth
 - Classroom located in units, however wall blocks line of sight from staff station
 - Single level housing;
 - Some of the units were designed to share a staff station. The two housing units are currently walled off because of conflicts with youth in the different units
- e. Vertical Transportation (elevators)
- Caged elevators are utilized when youth are in elevators
- f. Central Services
- Laundry and food services are done on site
- g. Site
- The site was welcoming and did not appear as too institutional upon arrival
 - Outdoor recreation was on a large field that consisted of: football, soccer, and basketball
 - The inside consisted of an unattractive long outdoor corridor to each unit

3. Common Areas

- a. Parking/Site Access
- The complex sits on a large rural site. All parking was surface, with separate areas for the court and detention visitors.
 - There were two separate entries for the detention and court. This was due mostly to the fact that the detention center was constructed first
- b.

B. Alameda County Juvenile Justice Center, San Leandro, CA

Tuesday, March 5th

1. Courthouse

- a. Entry/Lobby
- Security screening was located at the main entry (two lanes). Large queuing area in front of the screening stations.
 - 2 story lobby felt very comfortable and appropriately sized for the facility.

- Separate staff entry into the lobby required key card access. Staff were not screened.
 - Public art in the lobby enhanced the space
 - Childcare center was located directly off of the lobby and was adjacent to the coffee cart. Center was privately run.
 - Access to the detention center visitation area was on the 2nd level and was not easily seen.
 - Judges enter the building through a separate entry located near secure judicial parking. Judges are not screened before entering the building.
- b. Courtroom Waiting Area
- Waiting for courtrooms was accomplished by a wide corridor (12 ft) plus an additional waiting room off of the corridor. The waiting room was closed off by a door and is not used very often because of the potential interaction among the different parties (no security). Overall the wide corridors felt comfortable, but were very long.
- c. Courtrooms
- All courts were the same size, approximately 1400 sf. Courtrooms felt warm with the selection of the lighter wood color.
 - Youth holding was located between two courts (typical arrangement). Attorney client meetings are held within this area. Attorneys enter from the courtroom.
 - Youth are interviewed in a wet holding cell. Attorneys can view the toilet directly from the window
 - There is also a group holding cell in the same location
 - Accessible ramp to the judge's bench was located in the corridor behind the courtroom in an alcove off of the secure private corridor. This cut down on the ramp size in the courtroom.
 - The courtrooms did not have any windows located on an exterior wall.
- d. Private Judicial Areas
- Chambers were located directly behind the courtrooms off of a private secure corridor.
 - Access to the private corridor was secured by key card access. Space is shared with other staff with key card access to the area.
- e. In-Custody Holding
- In-custody holding is above the main court level. Youth are taken down to the courtrooms via an elevator or stairs to another holding area adjacent to the court. (This area was staffed by the Sheriff and is separate from the detention staff).
- f. Clerks & General Office Areas
- The clerks area is located on the 2nd floor in a very small office space. The transaction counter was located behind a secure window. The entire area did not seem very friendly to the public.

2. Detention

- a. Entry/Security Point

- Bright, open, and family oriented
 - Lobby includes: security screening, café, and childcare
 - There was a Transition Center located off of the lobby which was where releases and transfers to Electronic Monitoring took place. Youth were also provided numerous resources from this center prior to re-entering the community (i.e. school enrollment, clothes, etc.)
- b. Intake/Transfer/Release Area
- Four (4) intake stations
 - One (1) large flat screen/monitor that details number of youth, and location in facility
 - Narcotic detection body scanner
 - Five (5) holding cells that can hold up to ten (10) youth, Two (2) interview rooms, One (1) medical screening room
 - A lot of wasted space within the ITR area. Could have been more efficiently designed
- c. Security System
- Over 200 cameras throughout the facility
 - All control panels are touch screen
 - Central Control is staffed with seven (7) officers
- d. Housing
- Thirty (30) single bed dorms: 2 levels
 - Twenty-two (22) dorms in female units, but can go to thirty (30) if double bunked
 - No contact visitation is available off unit, but only utilized in high security areas
 - Classroom located in unit
 - Three staff per unit
 - Each unit has a medical room
 - Each unit is connected by a staff station
- e. Vertical Transportation (Elevators)
- One elevator was utilized to transport to 2 courts, for each pair of courtrooms
- f. Central Services
- Laundry on site
 - Meals are delivered and reheated by staff in units
- g. Site
- Built in 2007; capacity 330

- There was beautiful art displayed inside and outside of the facility, which was very welcoming.
- Aside from the classrooms in the unit, there was also central schooling with six (6) classrooms
- There was a large loading dock located off of the kitchen
- Very large sally port in Intake
- Several training/conference areas
- Health Clinic was large and included and funded by Alameda County public health (unlike SF): Nurse, Nurse Practitioner's, Dentist, Chiropractor, Optometrist, x-ray machine, Tela-Medical, and mental health services
- Intake flows into visitation (up to 30 visits at a time)
- Officer station was located in visitation
- Central Control is positioned to see directly into visiting, the entrance to the health clinic, and down both detention corridors

3. Common Areas

- a. Parking & Site Access
 - Site was located in a rural location on a hillside. All parking was surface and had restricted parking areas. Public was required to pay for parking.
 - Judges had a separate parking location secured by a gate.
 -
- b. Shared Entry
 - Entry to the facility was very inviting to the public.
 - Separate entries for detention and court staff were provided.

C. San Mateo County Youth Services Center, San Mateo, CA

Tuesday, March 5th

1. Courthouse

- a. Entry/Lobby
 - Security screening was located at the main entry (single lane). Limited queuing area in front of the screening stations made the area feel congested.
 - Two story lobby felt very small for the facility. Stair used up a lot of the area. The second floor walkway over the lobby also seemed to make the space feel smaller.
 - Separate staff entry into the lobby required key card access. Staff was not screened.
 - Access to the detention center visitation area was not located from the lobby. Visitors have to walk through the lobby and into another building to go to visitation.
 - Judges enter the building through a separate entry located near secure judicial parking. Judges are not screened before entering the building.
- b. Courtroom Waiting Area

- The courtrooms were located on the 2nd floor (only 2 for the facility) Waiting for courtrooms was accomplished in wide hallways (approximately 14 feet) with some alcove waiting.
- c. Courtrooms (I did not visit the courtroom, need input from staff that did)
 - The courtrooms were spacious (approximately 1,600 square feet) and welcoming, with light colored woodwork. One courtroom was used for juvenile offender matters and one for dependency cases.
- d. Private Judicial Areas
 - Chambers were located directly behind the courtrooms off of a private secure corridor.
 - Access to the private corridor was secured by key card access. Space is shared with other staff with key card access to the area.
- e. In-Custody Holding
 - Youth are walked from the housing unit to the court building by a paved, exterior uncovered, pathway and then transported up to the courtrooms (unsure how this is accomplished.)
- f. Clerks & General Office Areas (need additional input)
 - The clerks area is located on the 2nd floor. Staff are in open workstations. The area is not easily accessible and lacks natural light.

2. Detention

- a. Entry/Security Checkpoint
 - Entrance is very open and bright
 - Security screening is at entrance
 - Officers have a separate entrance, and are not required to go through screening
- b. Intake/Transfer/Release Area
 - There is an Assessment Unit that reviews all youth prior to entering the facility
 - Large vehicle sally port with “Jurassic Park” gate (16ft high)
 - Report room for officers bringing in youth
 - Officers work station was very open with multiple areas to interview youth
 - Transportation staging had a cuffing area for youth prior to transporting
 - One padded cell is in intake, but not used
- c. Security System
 - There are no cameras in intake
 - Touch screen panels are used in intake
- d. Housing
 - 30 dorms in each unit
 - 3 staff per unit

- Very neat ceiling in each unit
- e. Vertical Transportation (elevators)
- There is one (1) elevator to Court Holding
- f. Central Services
- Laundry is done on site
 - Food is prepared on site
- g. Site
- Built in 2006; capacity 170
 - To access each unit staff must travel outside, which is extremely labor intensive
 - Outside recreation included a track and soccer field
 - There were multipurpose rooms utilized for school in each unit due to central school being located across the campus; when it rains class is in the unit
 - Court holding included a few dorms as well as open seating
 - There are a number of blind spot throughout this facility without cameras
 - Large visiting area with staff station
 - Chapel located in visiting area
 - Natural light in gym on both ends
 - Medical Unit included: 3 exam rooms, nurses and a part-time dentist

3. Common Areas

- a. Parking & Site Access
- Site was located in a rural location on a hillside. All parking was surface and located quite a distance up a hill from the main entry. Parking was free.
 - Judge's had a separate parking location secured by a gate.
- b. Shared Entry
- The Entry to the facility was very inviting to the public and had a pleasant feeling
 - Separate entries for staff was located adjacent to the front entry by key card access.

D. San Francisco Juvenile Hall (detention only)

Wednesday, March 6th

1. Courthouse

(Located at another site, did not visit)

2. Detention

- a. Entry/Security Checkpoint
- Security screening at entry

- Staff utilize the same entrance as the public. All concrete and hard surfaces, not very pleasant feeling
- b. Intake/Transfer/Release Area
- Rounded staff station (shared with nurses' station)
 - Three (3) holding cells
 - Two (2) showers
 - A lot of wasted space by the entry was designed. Supposedly design as staff area, but was never used.
- c. Security System
- There are no keys utilized in detention; ID card readers are used
 - Not enough cameras/serious security issues
 - Old control panel in central control. Out of date before the system was even installed. Limited spare parts availability.
 - Central Control is responsible for 85-doors
- d. Housing
- 20-bed living units; split level
 - Consist of: 1 girls unit, 1 maximum secure unit and 1 younger boys unit
 - Three (3) staff per unit
 - Visits are done in the unit's open space
 - Very nice and centrally located staff stations
 - Classrooms located in units with a clear view from staff station
 - A variety of window patterns was utilized in each of the dorms/cells. This de-institutionalized the building façade from the exterior.
- e. Vertical Transportation (elevators)
- Elevators are not used (no cameras)
 - Stairs are used to transport youth from bottom to top, and handcuffs are used when going to court
- f. Central Services
- Laundry is done on site
 - Food is prepared on site
- g. Site
- Bad line of sight for central control down main detention corridor (curved corridor)
 - The Health Clinic services are provided by Public Health. The infirmary was designed as a full service unit, but has never been used that way because of funding.

- Dentist on site 10 hours a week (all youth are provided an oral screening upon admission)
- Nurses are available 24-hours a day
- School is located in an Education Center
- The Gym is located in the Education Center, and has a lot of natural light
- There is a very large multi-purpose room that is used for attorney/counseling visits (interview rooms), and other facility needs
- Outdoor recreation was not planned thoroughly, and is not currently used. The public was able to have a clear view of youth while outdoors from the top of a hill

3. Common Areas

a. Parking/Site access

- This is an urban site. Parking in the neighborhood was very limited with hourly restrictions. Staff and visitor parking was extremely limited.
- Entry to the detention building was very circuitous and not very inviting.

Design Considerations for New Children and Family Justice Center

1. Each of the different sites detention facilities was overbuilt. A review of the forecast should be undertaken to confirm the number of dorms to be constructed.
2. Each of these facilities has a long and circuitous route to move youth from the housing units to the courtroom. Long corridors with several corners limit visibility. Careful consideration of moving youth needs to be thoroughly reviewed to develop the most efficient operation.
3. Providing separate entries for judges and staff using a key card access system should be reviewed and weighed against the current court order to screen every person entering the building. This could alleviate potential long waits going through security and provide more security for the judges.
4. Shared entry for the facility should be used similar to Alameda County. Court and detention visitors should use the same entry and screening station.
5. Infirmary staff and healthcare providers should be fully engaged in the design process.
6. The new facility should consider a “transition/resource” center to insure that court-involved youth and families are provided the necessary resources before leaving the facility.
7. The “public entry” should be easy to find for a new visitor to the site and buildings
8. Detention visitation should be located off of the main building lobby and not in a separate location.
9. The importance of art to the overall feeling of the facilities cannot be overstated.
10. Full scale mock-ups of courtroom benches must be created to minimize the risk of design flaws.

Attachment 1

Memorandum on California Juvenile Facilities Tour March, 2013

To: Interested Parties

From: Judge Michael J. Trickey

Date: March 7, 2013

King County Superior Court, DJA, FMD, DAJD, King County Executive office personnel, and programming representatives from KMD/CGL toured three (3) recently constructed juvenile court facilities in Ventura County, Alameda County, and San Mateo County in California. The facilities included courthouses and detention facilities. The court did not participate in a fourth tour at the San Francisco City/County detention facility. The other folks from King County went on the San Francisco visit.

These are my reflections on the tour. They are not the opinion of anyone else (including superior court as a whole). These comments are also in no particular order or priority.

California classifies juvenile criminal cases as “delinquency” matters. This was the terminology used in Washington State prior to the adoption of the Juvenile Justice Act of 1977. My impression is that California judges and probation officers have much more discretion in sentencing (which is called “disposition” in both of our states) than here in Washington.

California law requires that all delinquency and dependency court files are sealed and that all court proceedings in those two types of cases are closed to the public. This strong policy commitment drove the courthouse and courtroom designs we saw on our tour. For example, there were only one or two rows for spectator seating in the courtrooms.¹ There were small waiting areas outside the courtrooms. Each court’s bailiff² had to come outside the courtroom and verbally call the case.

Such restricted access is completely different than in Washington. All juvenile offender and dependency proceedings are open to the public. Our new facility has to be built accordingly.

Building a courtroom and courthouse that meets American with Disabilities Act standards dramatically changes courtroom design. Much more space is needed in each courtroom to meet those requirements. For example, the ramp for each judge to use to get to his/her bench requires a fair amount of square footage. I am sure this will affect the public’s access to the building and each courtroom as well.

The California facilities we saw opened in 2003-2007. The continuing California state budget crisis and the Great Recession have hurt these courts. Each California court we saw has had to reduce its staff by 25-30% over the last 4-5 years with more layoffs coming. Many good features of their designs, such as informational booths and day care facilities are closed because of staff and budget cuts.

¹ Except for the one or two courtrooms designed with a jury box and therefore open to the public.

² All sworn Sheriff’s deputies, in uniform and armed.

The detention facilities at each of these courts was conceived, designed and built to hold many more youth than they currently house. Each detention facility has alternatives to detention in place. Alameda county has more youth on 24 hour GPS monitoring than they have in custody.

The division of authority in the California court system is much different than ours.

There is an ongoing power struggle between local courts, county commissioners, and the state in California.

The detention facilities are run by each county's probation department. It seemed to me the probation officers had arrest authority in the community. Many of them wore uniforms. Each county's sheriff department we saw provided a "bailiff" for each judge. They were also in uniform and armed.³

There seemed to be some institutional tension about the "hand-off" from probation/detention to the bailiff of an in custody youth as they were being taken to and from court.

The California courts we saw were still using paper court files.⁴ The flow of paper dictated the courtroom design. There seemed to be no electronic filing by judges or court staff. The clerk's offices had no computer terminals for public access.⁵ The court rooms had two places for clerks in the courtroom.⁶ Each court had a court reporter. I did not see any electronic recording devices for the record. It was not clear to me that an order was signed in court after each hearing.

Ventura County designed its dependency courts differently than its delinquency courts. The "counsel table" for dependency hearings was large enough to accommodate a large number of parties/advocates sitting in the courtroom.

The Prosecuting Attorney and the Public Defenders had offices for their staff inside each facility.

There was general dissatisfaction with the interview rooms for in custody youth adjacent to each courtroom. We will need to think this through carefully. For example, will there be a place for defense counsel to meet with youth before and after the hearing that is adjacent to the courtroom? All three courthouses had a way to bring in custody youth into the courtroom similar to the MRJC.

Ventura County spent a lot of time thinking about courtroom design. Their staff and the contractor built courtroom "mock ups" out of wood in a warehouse. I think Jim Burt said FMD did something similar to that in designing the new District Court rooms at the MRCJ. We should look at the MRJC process and those designs.

³ I think I heard the Ventura County administrator who hosted our tour say that the main Ventura county courthouse has 63 sheriff deputies present to provide security and to act as bailiff for the judicial officers there. Someone also mentioned to me that LA County had moved to some civilian bailiffs perhaps as part of the budget cut process.

⁴ I think Alameda has begun imaging documents.

⁵ No need if the court files are sealed.

⁶ No elected clerks; the clerks were court employees. Mike Planet is the Court Administrator and the Clerk of Ventura County. Only one clerk was actually in court during hearings.

Alameda County touted its “design build” method. They gave us some hand-outs about their contracting process which we should study. I am not sure how similar California “design build” is to Washington “design build.”

I was most impressed with the Alameda County facility. It was welcoming to the public. Both the Ventura County and the San Mateo courthouse had what I would call a “split-level” entrance which did not seem to help the flow of people into and out of the building.

The Alameda courthouse has incredible public art. They used a focus group to select the art, which I think included some youth. The art also extended into the detention area.

I was struck by the differences in the “feel” of the Alameda detention facility versus the other two. For example, the Ventura staff had two vertical levels of “cells” in some units and had several kids threaten to jump or otherwise climb onto the railing. Alameda also had such cells, but, in contrast, said they had no such experiences. Their detention programming was extensive and included excellent educational opportunities.

All three of these projects took years of planning. Alameda had sited and designed its new juvenile facility for Dublin⁷ but had to relocate and redesign after 2 ½ years because of community opposition. The new detention facility is now built on a major earthquake fault line. There was also active picketing over the projected size of the detention facility.

There was a courtroom with a jury box in Ventura and Alameda. They wanted to maximize their flexibility over case assignment. Ventura moved its probate court into the juvenile facility when they had to basically shut down one of the courthouses due to budget cuts.

Alameda had a “Transition Center” that brought various service providers into the facility that seemed like an approach worth exploring for the CFJC.

Space is at a premium at all three facilities even though newly built. We do not want to have our facility full the day we open.

I am sure there is more but that is enough for now.
MJT

⁷ Next to the existing Alameda County Jail.