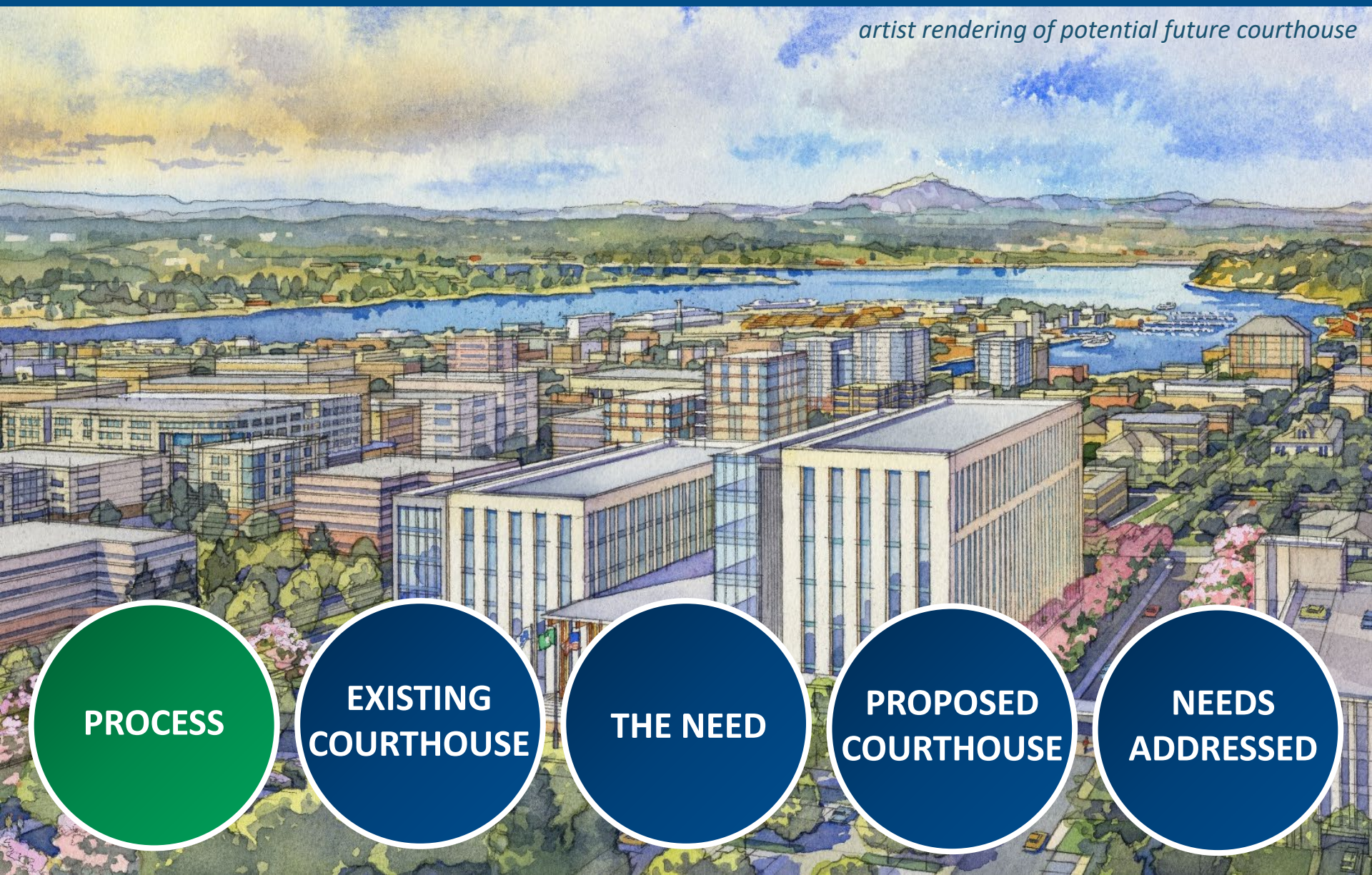


# NEW THURSTON COUNTY COURTHOUSE & REGIONAL ADMINISTRATIVE BUILDINGS

*artist rendering of potential future courthouse*



**PROCESS**

**EXISTING  
COURTHOUSE**

**THE NEED**

**PROPOSED  
COURTHOUSE**

**NEEDS  
ADDRESSED**

## COMPLETED WORK

- 2013:** TAS Space Needs Assessment
- 2015:** TAS Feasibility Study
- 2015:** TAS/HOK Security Study
- 2016:** MENG Report – Assessment of Existing Courthouse Conditions
- 2018:** TAS Comprehensive Comparative Feasibility Site Study
- 2019:** (January) Commissioners Select Preferred Site  
(April) Decision by Commissioners to go out for  
Public Vote in April of 2020

## UPCOMING MILESTONES

- MAY 2019 – APRIL 2020:** Public Outreach
- APRIL 2020:** Public Vote
- LATE 2020:** Design Begins
- JANUARY 2021:** County Tax Assessment Begins (for next 25 years)
- LATE 2021:** Construction Begins (24 months +/-)
- EARLY 2024:** Project Completion; Open for Service



# PROCESS & PROJECT TIMELINE



**PROCESS**

**EXISTING  
COURTHOUSE**

**THE NEED**

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**NEEDS  
ADDRESSED**





## BUILDING 1

43,588 SF (3 stories)

- Central Services
- Information Technology (IT)
- Auditor
- Assessor
- Treasurer
- Commissioners
- Community Planning and Economic Development



## BUILDING 2

41,250 SF (2 stories)

- Superior Court
- Clerk's Office
- Pre-Trial Services
- Prosecutor's Office

## BUILDING 3

77,248 SF (3 stories)

- In-Custody Holding
- District Court
- Sheriff
- Pre-Trial Services
- Jail (Vacant)
- Sally Port

## BUILDING 4

16,219 SF (2 stories)

- Human Resources
- Water Resource Stewardship
- Commissioners/Finance
- Auditor
- Information Services (G.I.S)

## BUILDING 5

19,916 SF (2 stories)

- Prosecutor's Office

## BUILDING 6

9,120 SF (1 story)

- Public Defense





## WAYFINDING

- Six buildings on 3 different blocks
- No clear sense of Entrance
- Limited queuing space for security screening



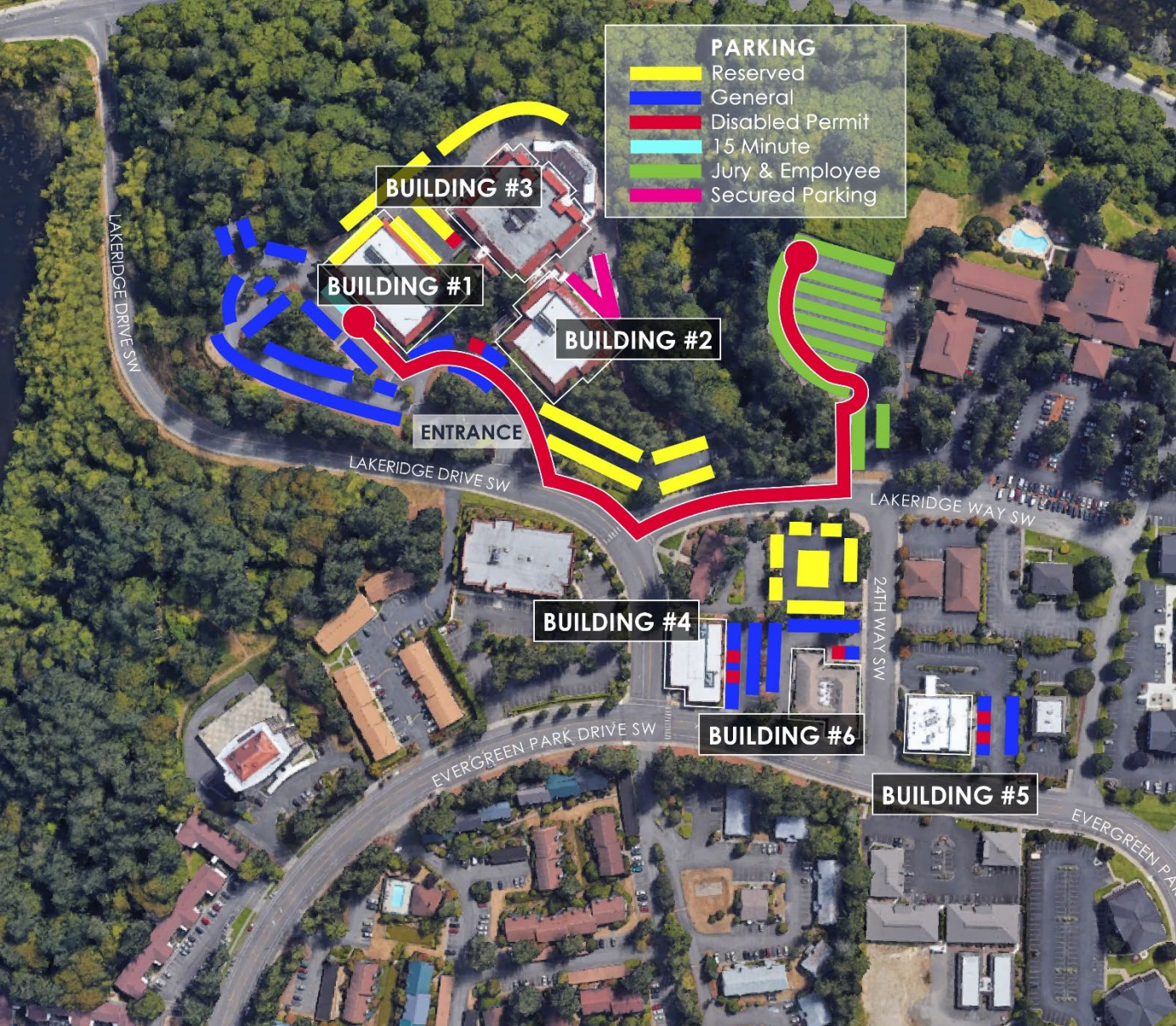
## LEE CREIGHTON JUSTICE CENTER

22,170 SF (1 story)

- City of Olympia Municipal Court
- City Prosecutor
- Community Court
- Probation Services
- Public Defense
- Olympia City Police / Holding



# NON-CENTRALIZED JUSTICE SERVICES



## PARKING COUNTS

- 648 existing stalls
- 953 stalls needed as of 2019
- 1,200 needed by year 2045
- 1,500' from employee parking to building entrance (over ¼ mile)

## PARKING

- Inadequate number of spaces based on spaces needed
- Parking distance in relation to buildings
- Juror parking: limited & distant from courtrooms
- Limited number of short-term visitor parking
- Very limited number of secure parking stalls

## ON-STREET PARKING

- 220-240 nearby on-street parking stalls Up to 2,000' away





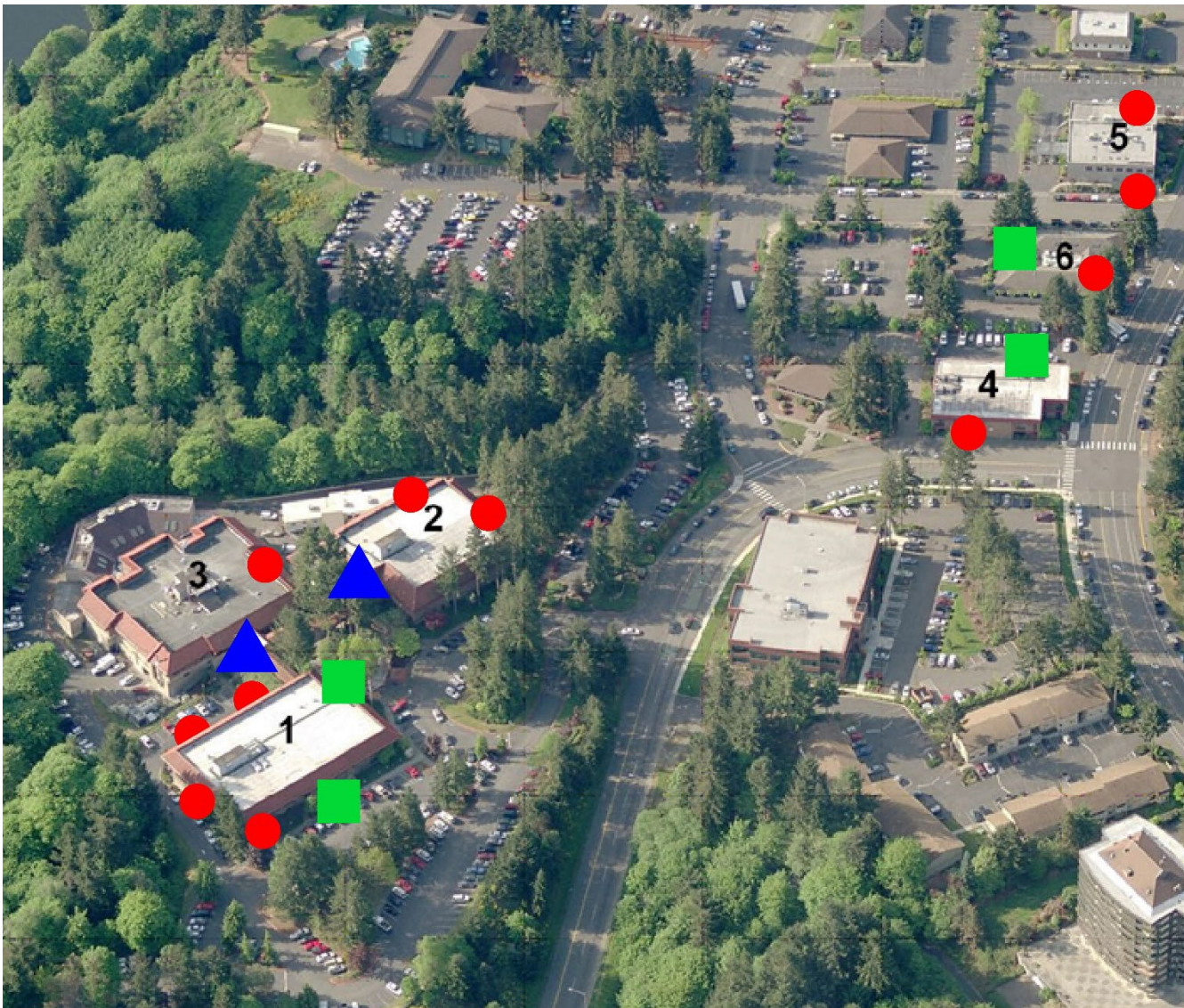
**PROCESS**

**EXISTING  
COURTHOUSE**

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COURTHOUSE**

**NEEDS  
ADDRESSED**



## ENTRY POINT

▼ Only 2 security screening stations for two buildings (Bldgs. 2 & 3)

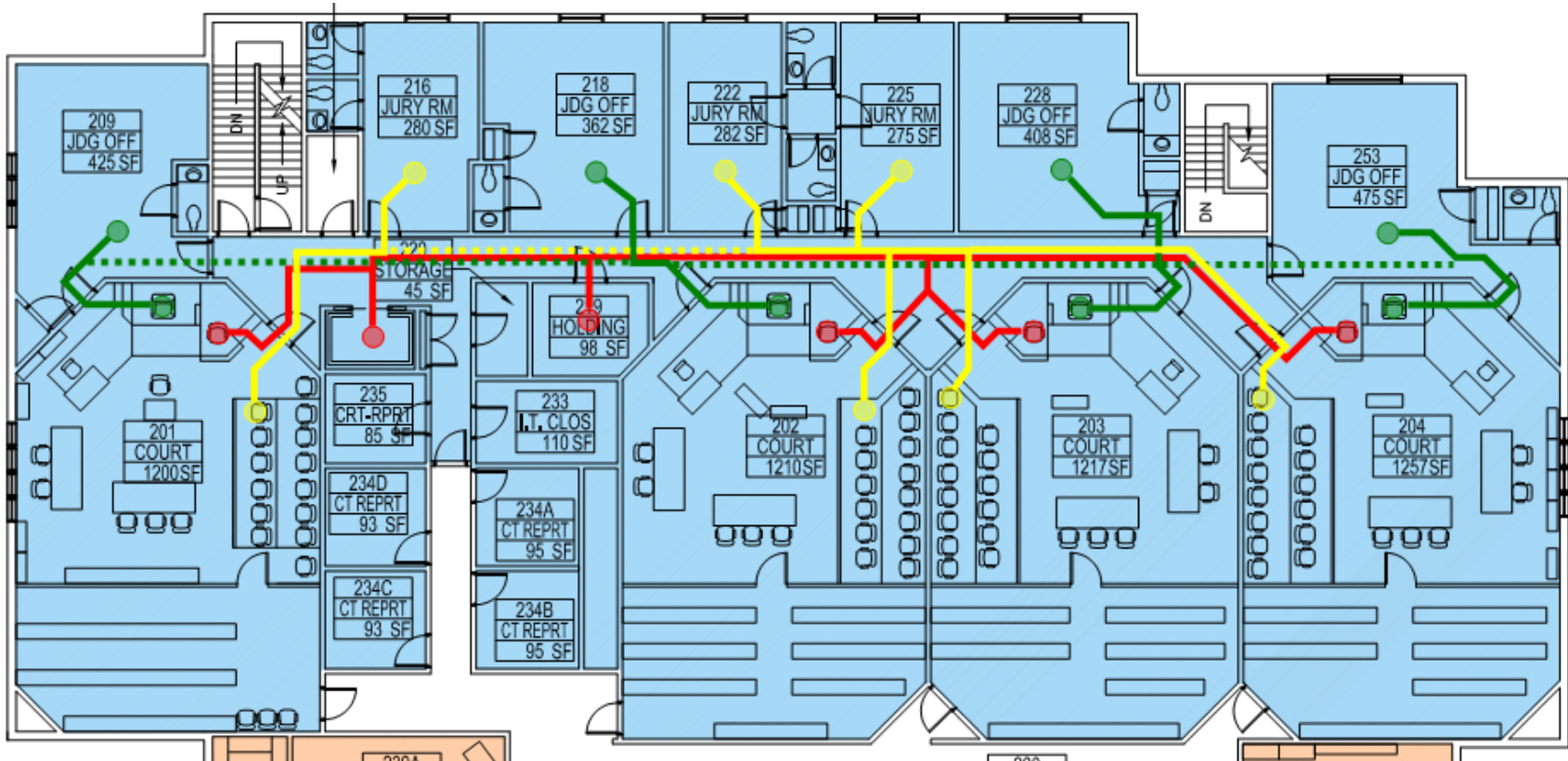
● 11 additional key card, employee only or exit only entry points that are not screened

■ 4 additional free public access points

## CIRCULATION – Second Floor

- Judge & jurors cross paths with persons in custody

- Judge circulation
- Jury circulation
- Persons in custody circulation



## Building 3 Security Screening Area



- Very tight space; no room for proper circulation
- Exiting public pass behind security personnel

## Building 2 Security Screening Area



- Short vestibule allows for limited queuing space (exposed to outdoors)
- Exiting public separated from entering public by stanchion

## PEDESTRIAN

- Difficult to access site on-foot

## TRANSIT

- Low frequency of service to this site
- Transit Score = 40 (100-point scale)

## ADA COMPLIANCE

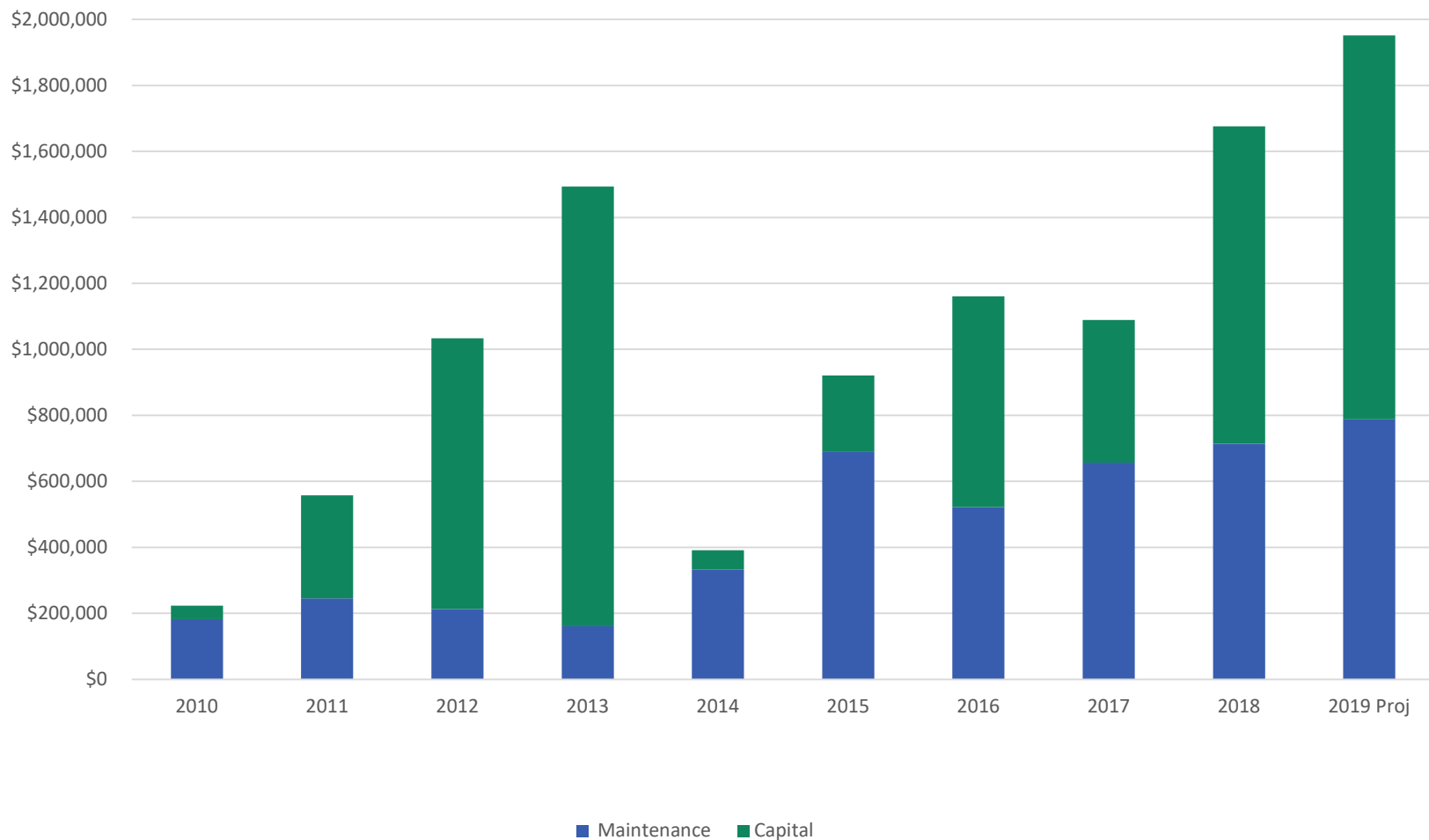
- ADA compliance lacking in some locations throughout facility
- ADA laws enacted after current facility was built

## UNIVERSAL DESIGN

- Design and composition of environment so it can be accessed, understood, and used by all people—regardless of age, size, ability or disability:
  - ✓ Equitable & flexibility in use
  - ✓ Simple and intuitive use
  - ✓ Perceptible information
  - ✓ Tolerance for error
  - ✓ Low physical effort
  - ✓ Size and space for approach and use



## Maintenance & Capital Expenditures Buildings 1 - 6



THE NEED | MAINTENANCE & EXPENDITURES

## MAINTENANCE OF FACILITY

- \$50M+ in known maintenance issues
- Finishes are worn out
- Hardware is outdated
- Roof leaks



## SAFETY

- Does not meet earthquake safety codes





**Needed Roof Replacement**



**Outdated HVAC  
Rooftop Units**



**Failing Soffits**



**Poor Performing HVAC**



**Electrical Panels at  
Maximum Capacity**



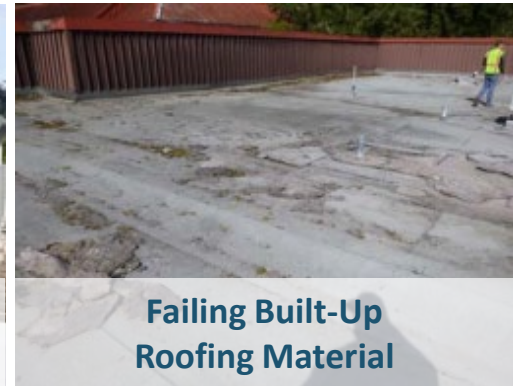
**Outdated Technology**



**Damaged Switches  
and Receptacles**



**Needed Roof Replacement**



**Failing Built-Up  
Roofing Material**

## MECHANICAL & PLUMBING

- Old and failing HVAC equipment
- NOT for lack of maintenance, the equipment has reached the end of its serviceable life
- Replacement of major system components is needed

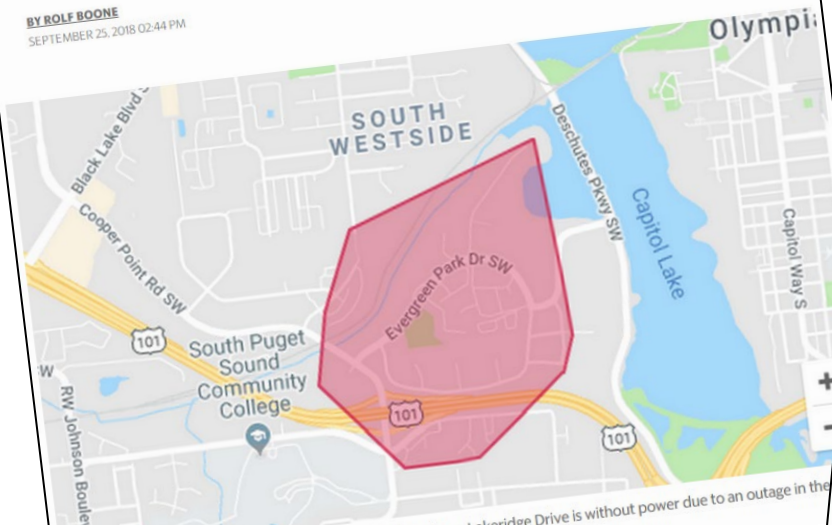


## ELECTRICAL

- Outdated technology
- 2018 power outage due to failed high-voltage power supply line
- Replacement of entire system is needed

### Power knocked out to Thurston County courthouse complex in west Olympia

BY ROLF BOONE  
SEPTEMBER 25, 2018 02:44 PM



The Thurston County courthouse complex in west Olympia on Lakeridge Drive is without power due to an outage in the area, a spokeswoman for the county said. PUGET SOUND ENERGY COURTESY

*“Main feeder failure due to age and deterioration of insulation. Insulation failure caused arc/short and feeder failure.”*

### Thurston courthouse power outage raises concerns about ‘antiquated’ buildings

BY ROLF BOONE

OCTOBER 12, 2018 12:34 PM, UPDATED OCTOBER 14, 2018 04:55 PM



A new Thurston County Courthouse can't come soon enough for District and Superior Court officials after a recent power outage left them in the dark and scrambling for a temporary solution. STAFF FILE, 2008



## THE NEED | 2018 POWER FAILURE

## EXISTING FACILITY ANNUAL ENERGY CONSUMPTION & COSTS

<b>BTU PER SQ FT PER YEAR</b>	77,755
<b>ENERGY COST PER SF</b>	\$1.52
<b>ENERGY COST</b>	\$360,974

## NEW FACILITY ANNUAL ENERGY CONSUMPTION & COSTS

<b>BTU PER SQ FT PER YEAR</b>	40,000
<b>ENERGY COST PER SF</b>	\$0.77
<b>ENERGY COST</b>	\$242,000

- \*1/2 ENERGY USAGE
- \*2/3 ENERGY COST
- \*1/3 MORE AREA



1892 – 1905 (13 years)



1905 – 1930 (25 years)



1930 – 1978 (48 years)



1978 – present (40 years)

## LONGEVITY

### Previous Courthouses

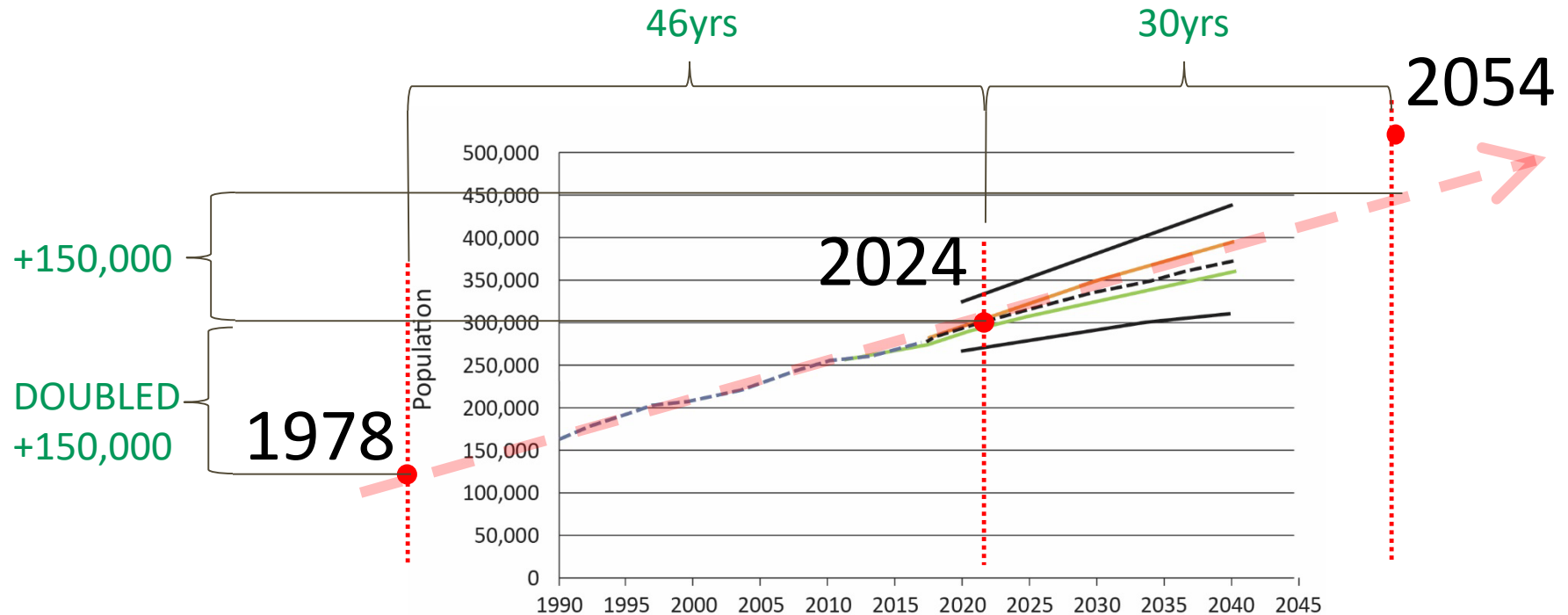
- Constructed of stone material
- Designed to last 127+ years

### Current Courthouse

- Built in 1978
- Wood frame construction with flat roofs and brick veneer

## COUNTY GROWTH

- Since 1978, Thurston County has grown by over 150,000 people and is projected to grow another 150,000+ by the year 2054.



## SPACE CHALLENGES

- Insufficient number of courtrooms results in:
  - Delayed court start time
  - Delayed court proceedings
- Space constraints on public safety results in:
  - Delayed appearances
  - Mistrials
  - Endangering judges, jurors, and witnesses
- No private space for attorney-client consultation
- Limited parking for staff and visitors



Space currently  
used for attorney-  
client conferences

*artist rendering of potential future courthouse*



**PROCESS**

**EXISTING COURTHOUSE**

**THE NEED**

**PROPOSED COURTHOUSE**

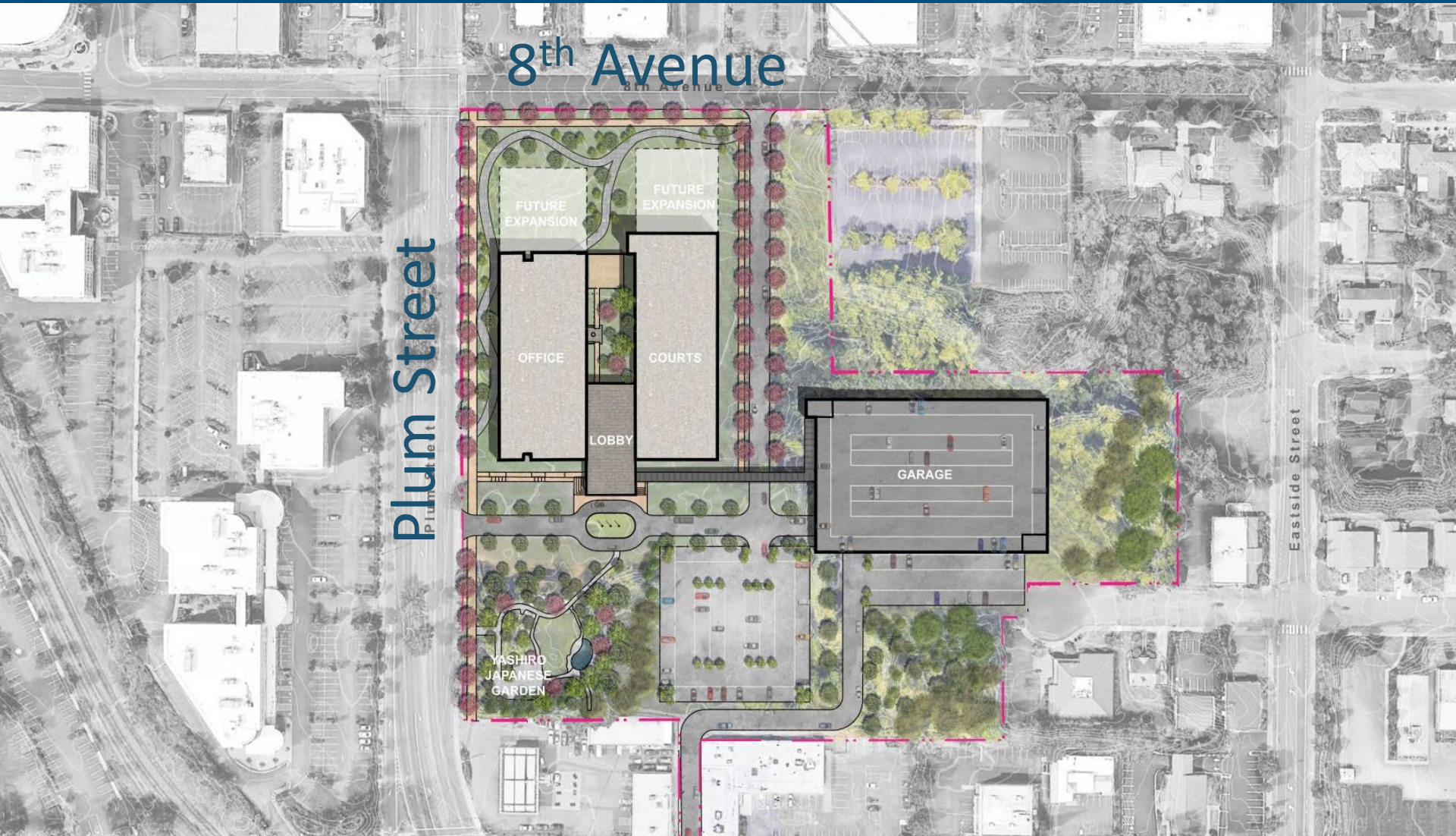
**NEEDS ADDRESSED**

## NEW THURSTON COUNTY COURTHOUSE

- SIZE:** 330,000 SF +/-
- PHASING:** All constructed in ONE phase
- HEIGHT:** Courthouse = 110' +/-  
Administrative Building = 70' +/-  
Parking Structure = 40' +/-
- COST:** \$250M
- SCHEDULE:** Construction Start Late 2021  
Construction Complete Early 2024



# PROPOSED COURTHOUSE



PROPOSED SITE PLAN

# COURTHOUSE SITE PLAN

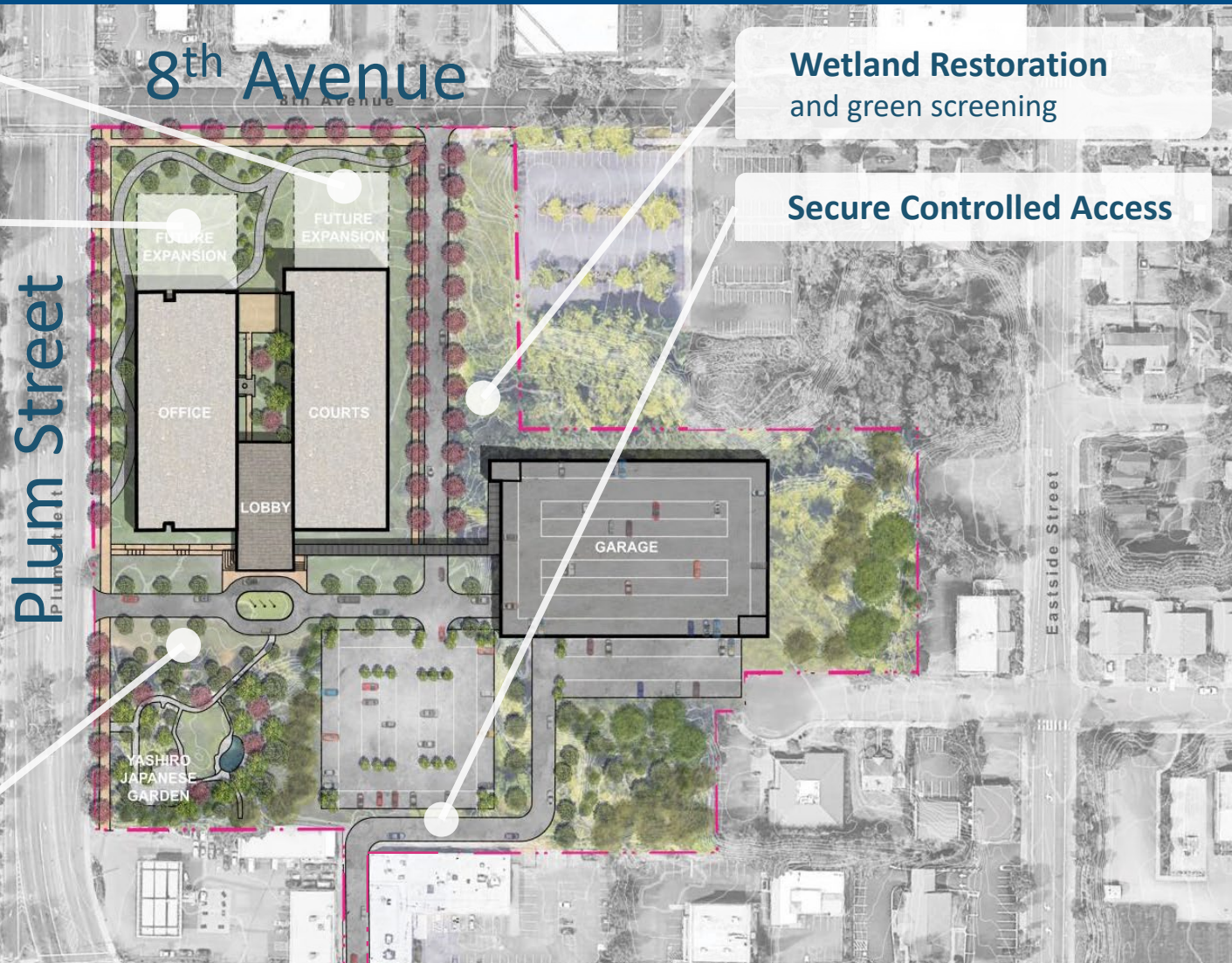
**Future Expansion**  
8+ courtrooms

**Future Expansion**  
additional admin space

**Yashiro Gardens**  
Expansion  
and ADA access

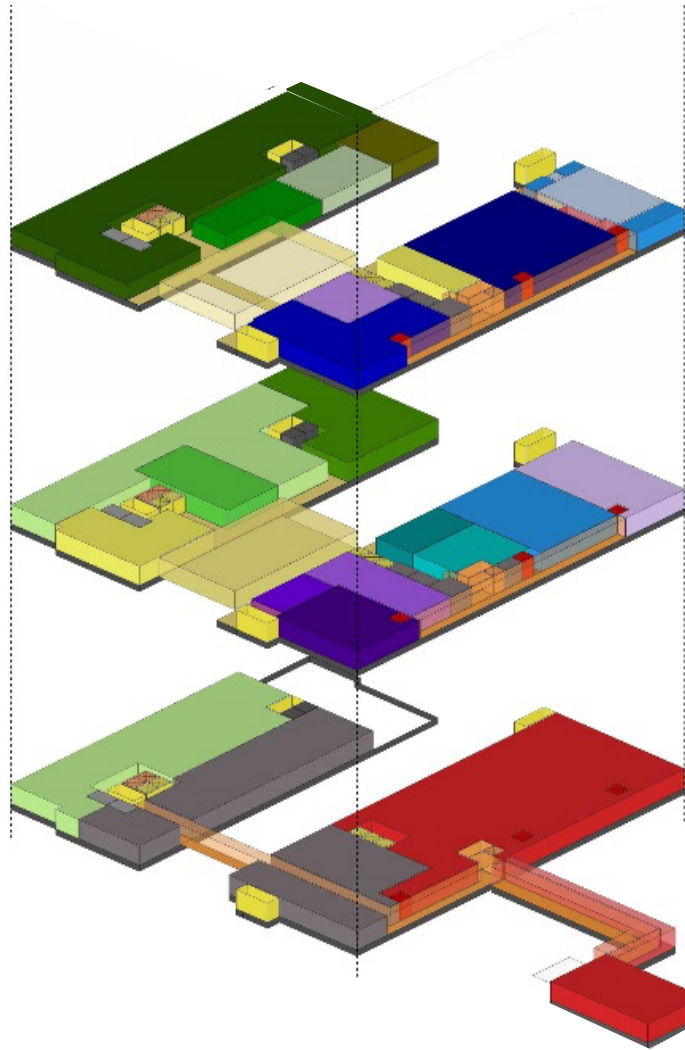
**Wetland Restoration**  
and green screening

**Secure Controlled Access**



COMMUNITY PLANNING & ECONOMIC DEVELOPMENT  
 ENVIRONMENTAL HEALTH  
 GIS  
 DEVELOPMENT REVIEW

02



02 DISTRICT CLERK  
 CITY PROSECUTOR  
 LOBBY SUPPORT  
 COUNTY CLERK  
 LARGE COURTROOM

LOBBY  
 LOBBY SUPPORT  
 TREASURER  
 AUDITOR  
 ASSESSOR

01

01 LOBBY  
 CITY PUBLIC DEFENSE COORDINATOR  
 MUNICIPAL COURT SUPPORT  
 CITY PROBATION SERVICES  
 PRETRIAL SERVICES  
 JURY SERVICES  
 COMMUNITY COURT

AUDITOR - ELECTION SHOP  
 BUILDING SUPPORT  
 FACILITIES

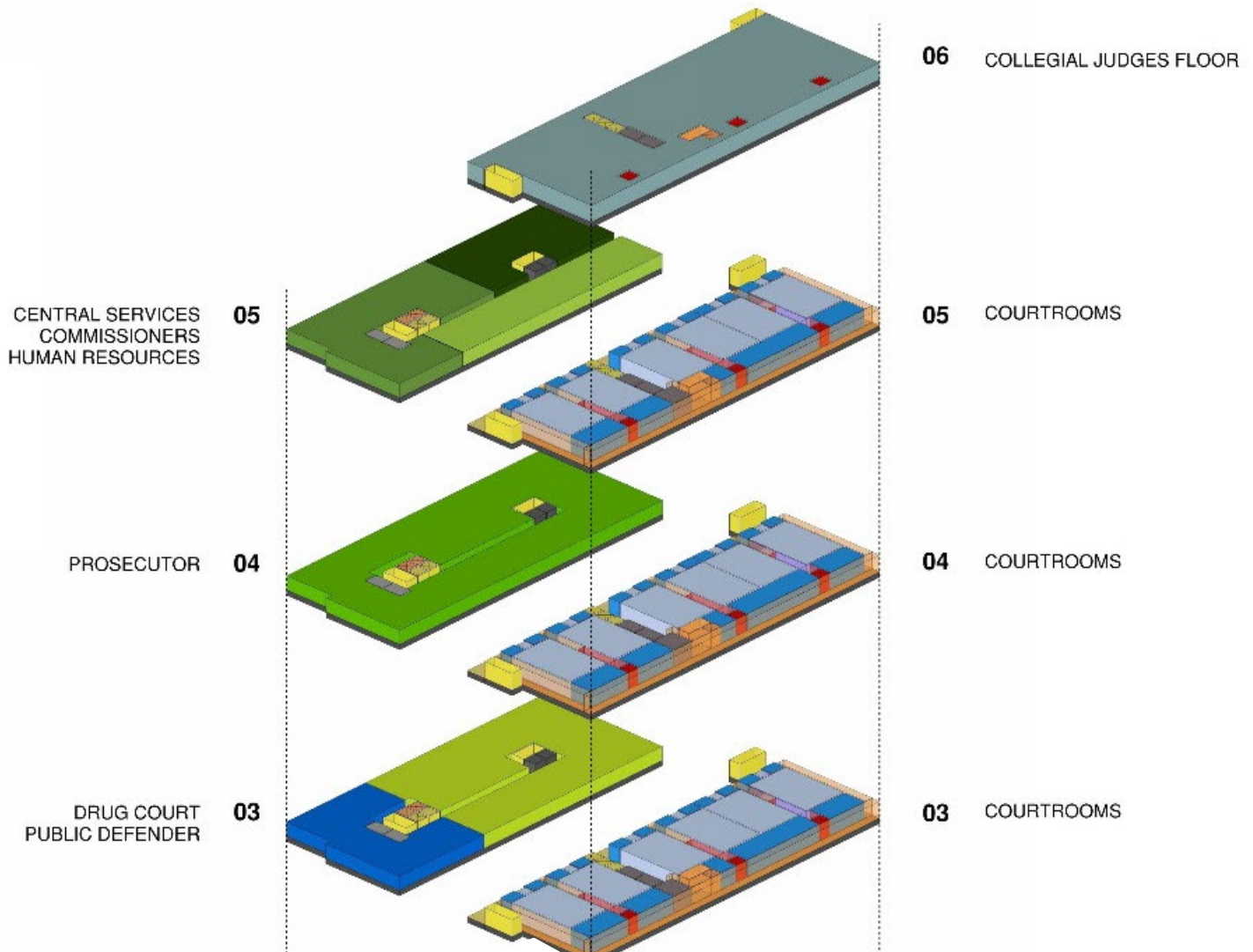
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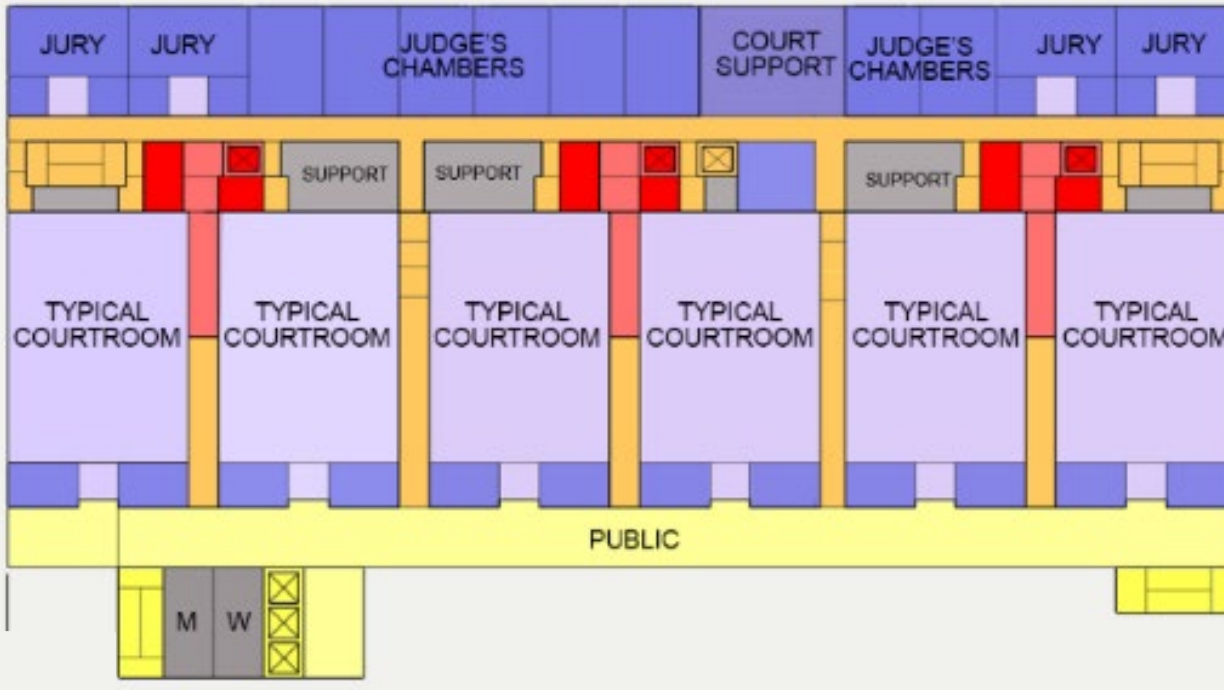
LL SHERIFF SUPPORT  
 BUILDING SUPPORT

GARAGE SALLYPORT



# STACKING DIAGRAM | FLOOR LL – 2





- Judge circulation
- Jury circulation
- Persons in custody circulation
- Public circulation

Increased safety of public, staff, and persons in-custody, by 3 separate paths that never meet except in the courtroom

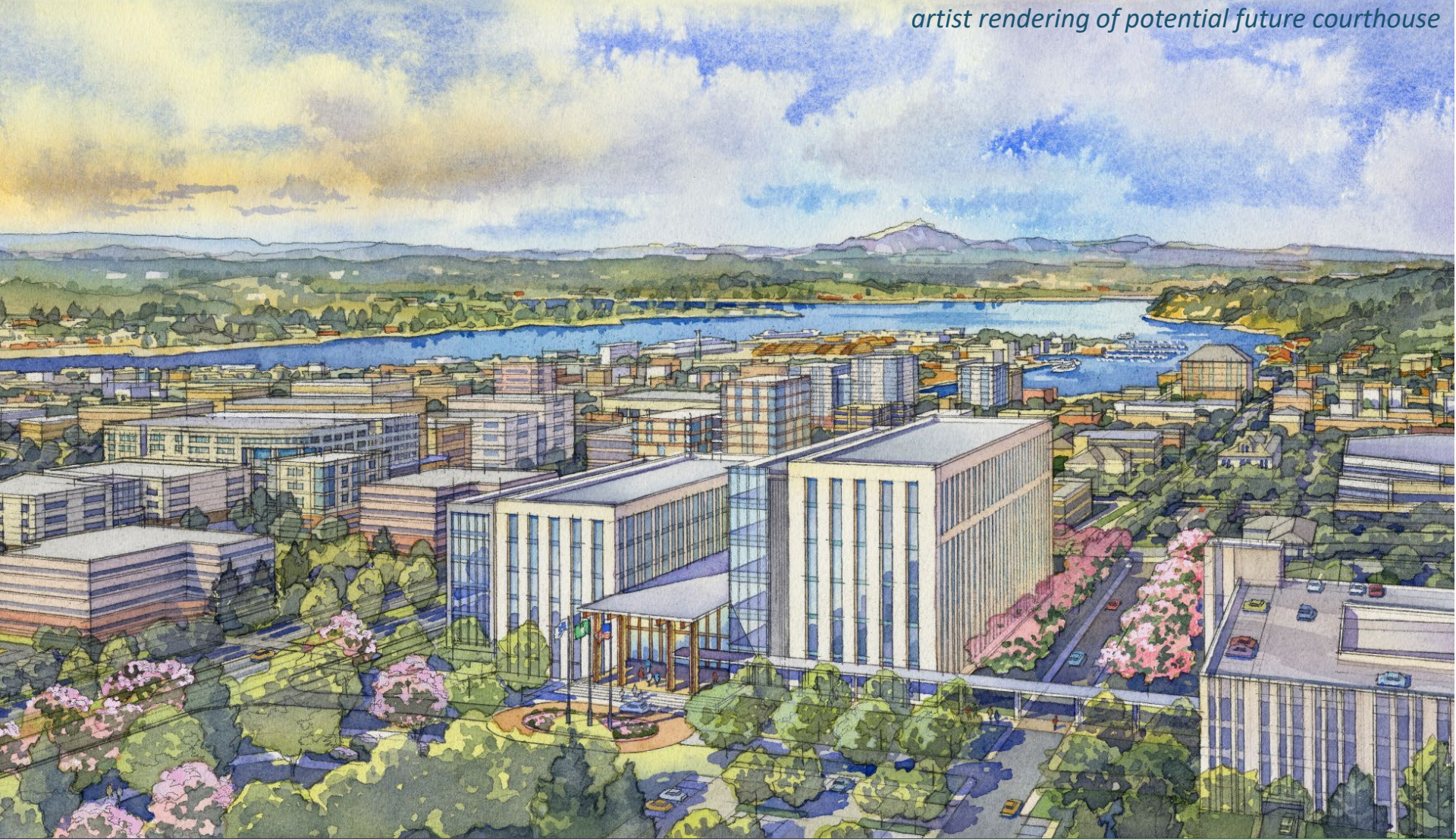
Reduce risk of mistrial

Pair of attorney-client conference rooms outside of each courtroom



# CROSS-TRAINED RECEPTION COUNTER

*artist rendering of potential future courthouse*



# COURTHOUSE AERIAL VIEW

*artist rendering of potential future courthouse*

**Administration Building**

141,700 SF | 5 Levels

**Courthouse Building**

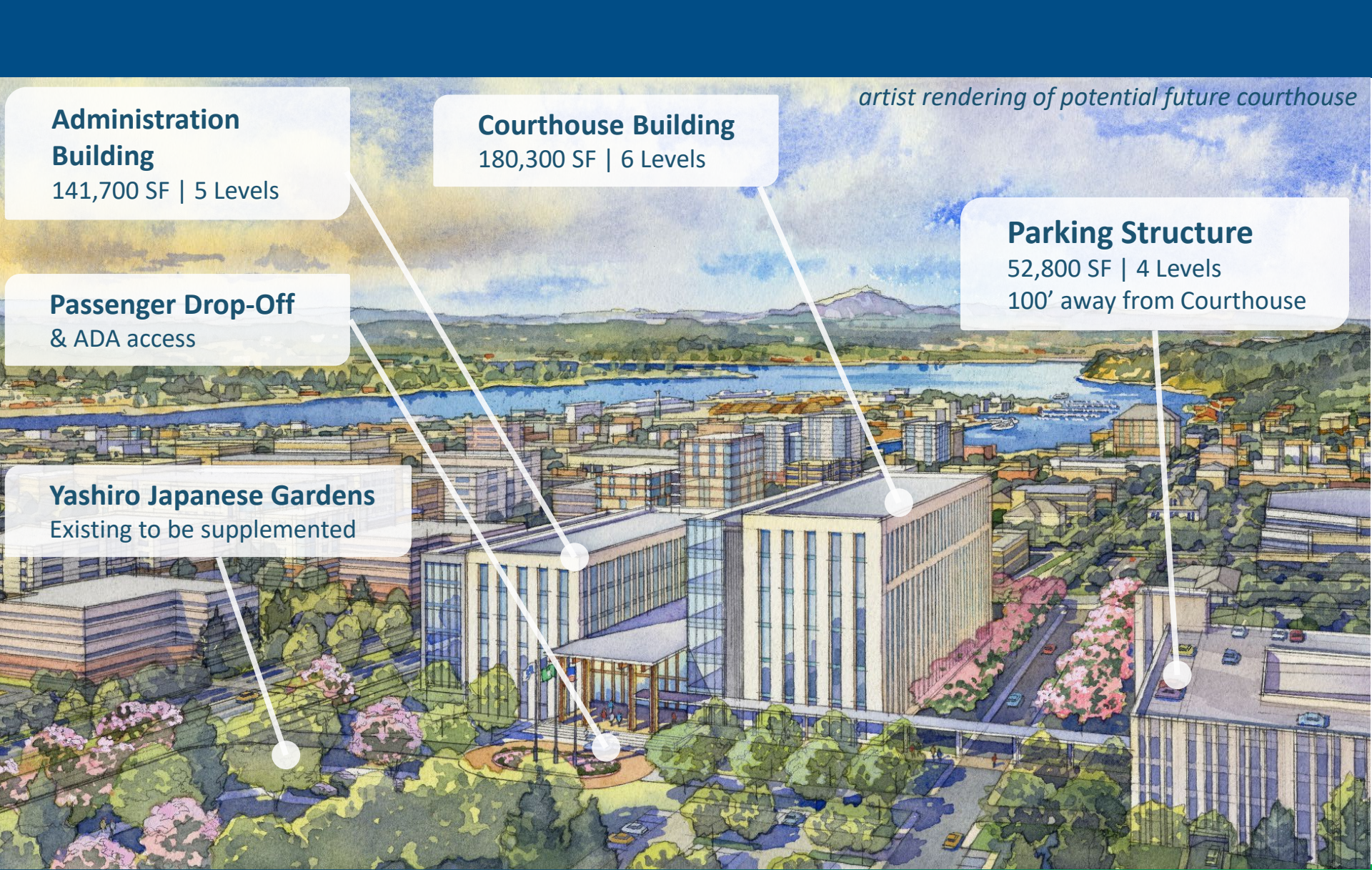
180,300 SF | 6 Levels

**Parking Structure**

52,800 SF | 4 Levels  
100' away from Courthouse

**Passenger Drop-Off & ADA access**

**Yashiro Japanese Gardens**  
Existing to be supplemented



*artist rendering of potential future courthouse*



# COURTHOUSE DROP-OFF

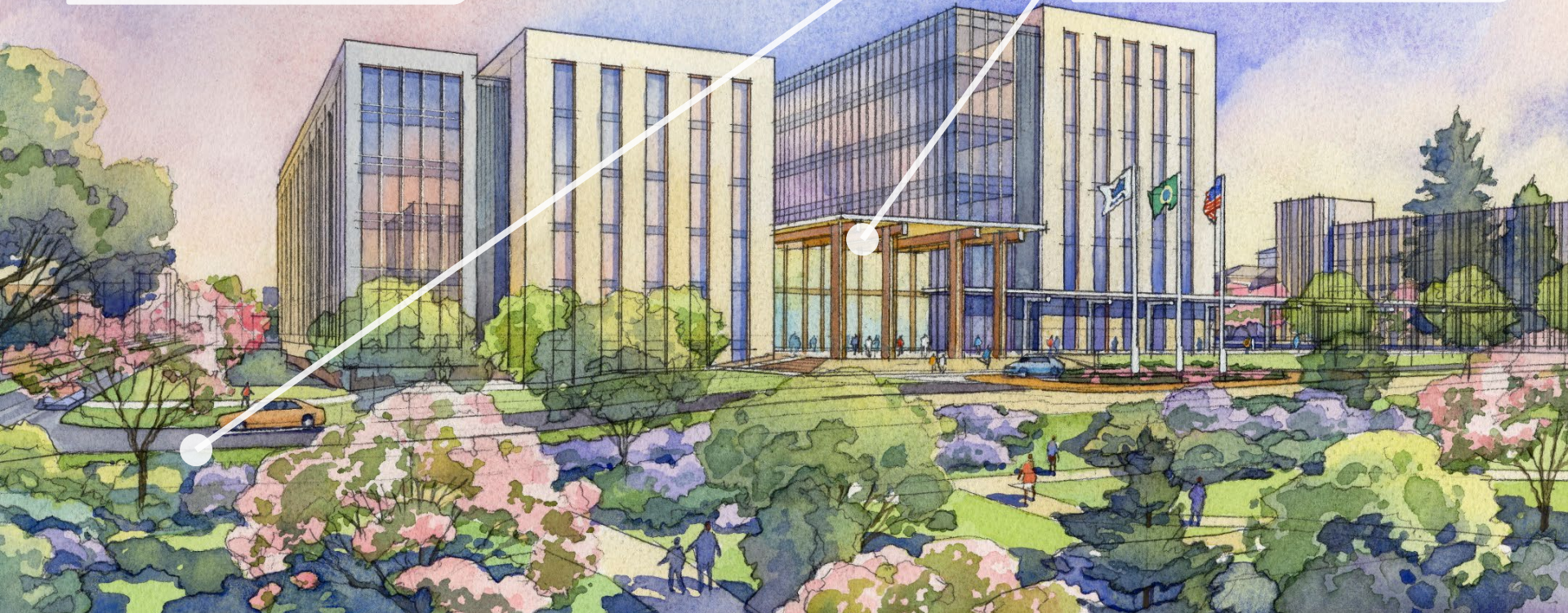
*artist rendering of potential future courthouse*

**Civic Presence**  
upon entry into Olympia

**Building Within a Park**  
(building and landscape)

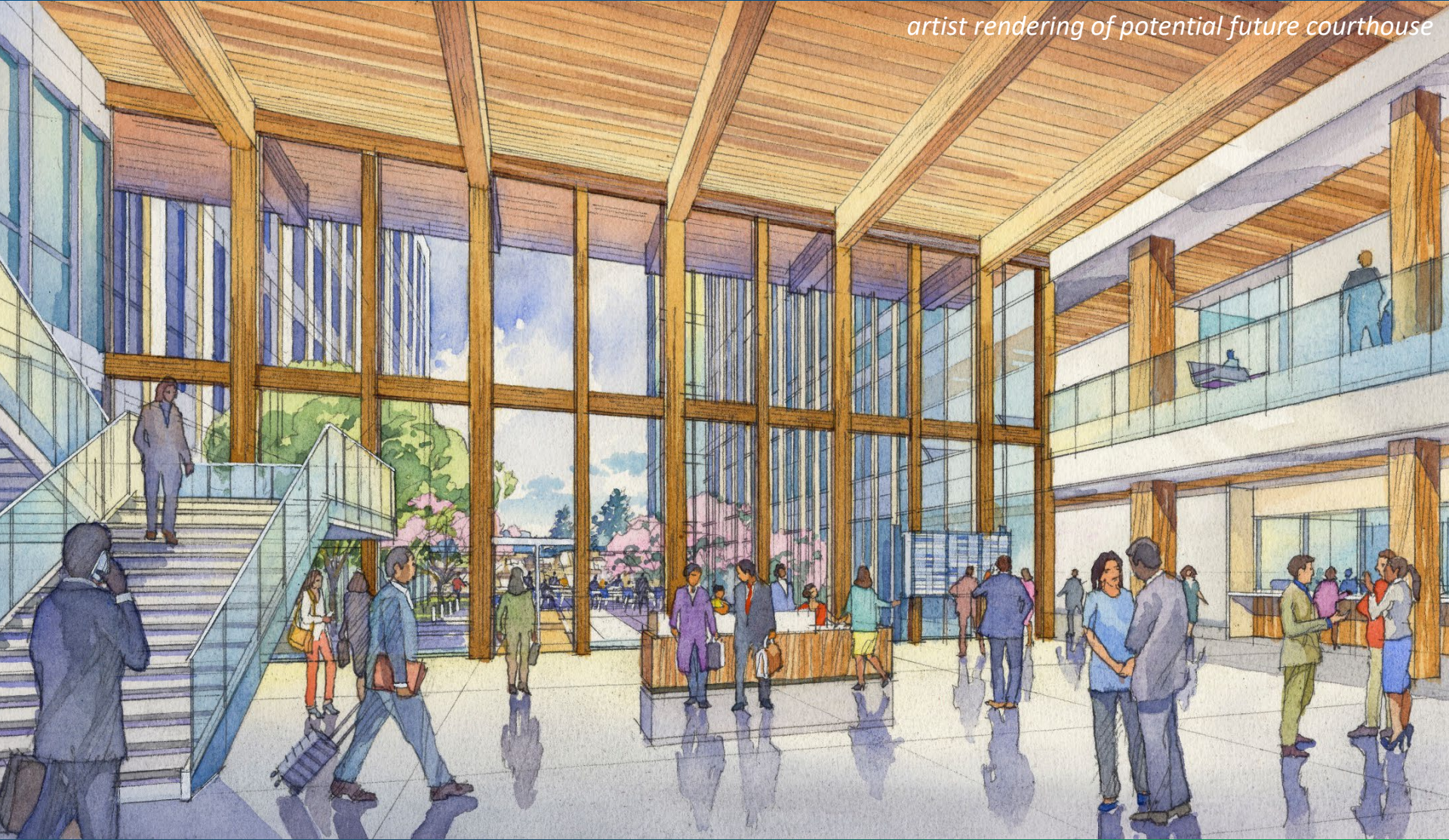
**Access Entry Drive**

**Entry Canopy**  
two stories



# COURTHOUSE DROP-OFF

*artist rendering of potential future courthouse*



# COURTHOUSE ENTRY LOBBY

*artist rendering of potential future courthouse*

**Sustainable Materials**

Pacific Northwest variety

**Reader Boards**

directional and informational signage

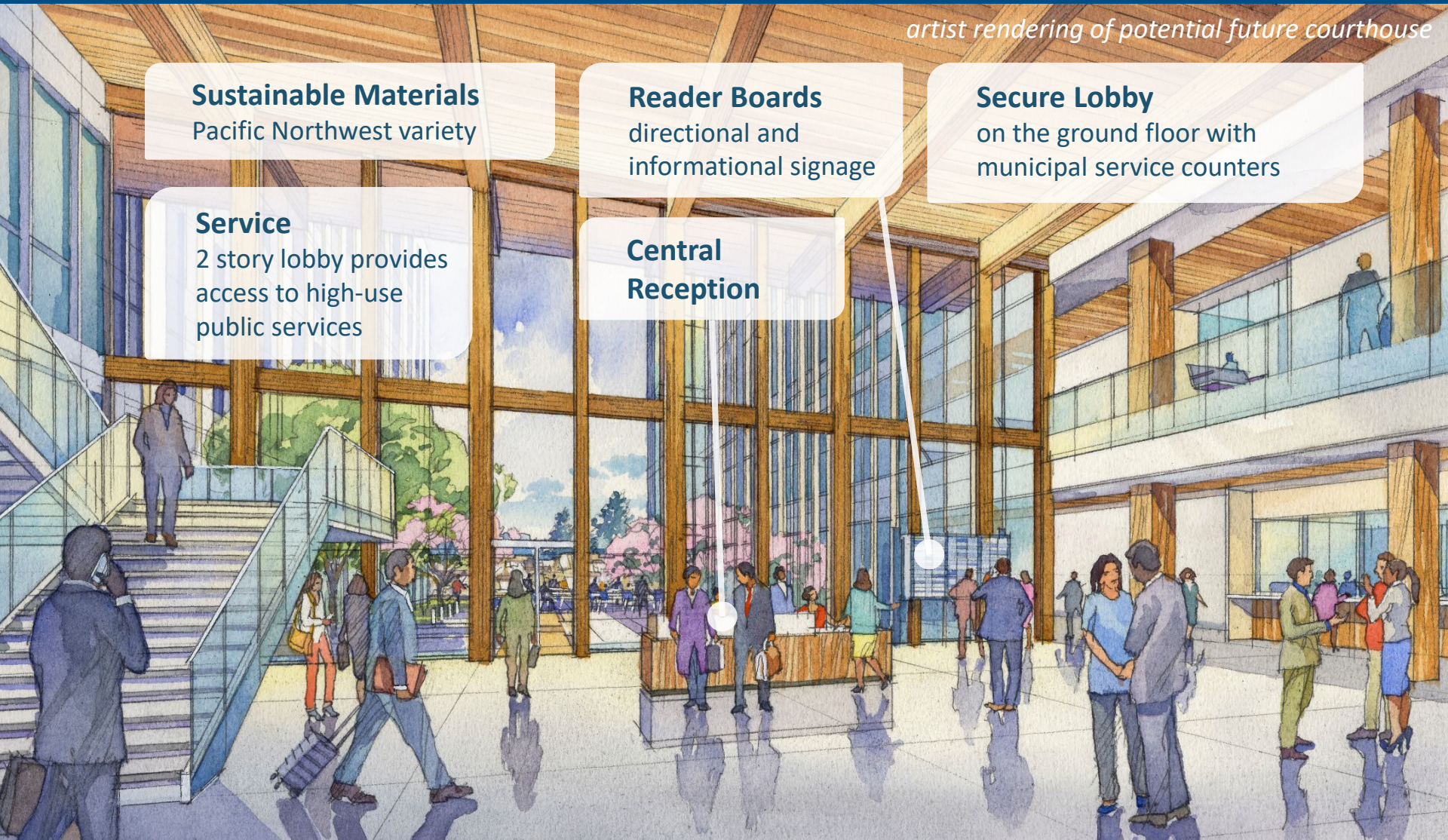
**Secure Lobby**

on the ground floor with municipal service counters

**Service**

2 story lobby provides access to high-use public services

**Central Reception**



*artist rendering of potential future courthouse*



**PROCESS**

**EXISTING  
COURTHOUSE**

**THE NEED**

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**NEEDS  
ADDRESSED**

## PARTNERING OPPORTUNITIES

- Multi-Use Spaces
  - Jury Assembly Room / Community Meeting Hall
- Pretrial Services
- Social Services
- Court Appointed Special Advocate (CASA)
- Reduced Operational Costs
- Lower First Costs and Long-Term Cost Savings
- Food Service Establishments



# BENEFITS OF NEW COURTHOUSE

## JOINT EFFORT WITH CITY AND COUNTRY GOVERNMENT TO CURB EXPANSION NEEDS

- Pretrial Court Services
  - Keeps jail resources dedicated to higher risk offenders
  - Ensure follow-up court appearances and preserve public safety
  - Identifies potential inter-department efficiencies
  - Strikes a balance among community safety, defendant well-being, return court appearance and cost-savings.
- Diversion from Courts
  - Community Youth Services
  - Friendship Diversion Services
- Treatment Centers
  - Thurston Mason Behavioral Health
- Restorative Justice Programs



## BENEFITS OF NEW COURTHOUSE

## SECURITY IMPROVEMENTS

- **CIRCULATION** – Proper separation of public, judges, jury, persons in-custody, defendants, prosecutors, witnesses
- One common point of security/screening for both courthouse and administration
- Secure parking for empaneled jurors, judges, elected officials

## ACCESSIBILITY IMPROVEMENTS

- Throughout the facility including site access, parking, building access, courtrooms, all public spaces and private offices
- **TRANSIT** – Score of 56 (out of 100), site served on 3 of 4 sides
- **PEDESTRIAN** – Score of 85 (out of 100)
- **BICYCLES** – Ease of access
- **AUTO** – Improved ease of access

## ENERGY EFFICIENCY IMPROVEMENTS

- Mechanical, electrical & plumbing

## REDUCED LIFE CYCLE COSTS

- All building systems and material selections considered: goal is reduced operating costs and low maintenance expenses

## SUSTAINABLE DESIGN PRINCIPLES

- Applied to material selections, air quality, lighting (natural & artificial)

## SPACE NEEDS ADDRESSED

- 50% increased space
- Increased number of courtrooms (20 vs. 12 existing)
- Expansion capability to add 8 new courtrooms to stretch the life of the building beyond 50+ years

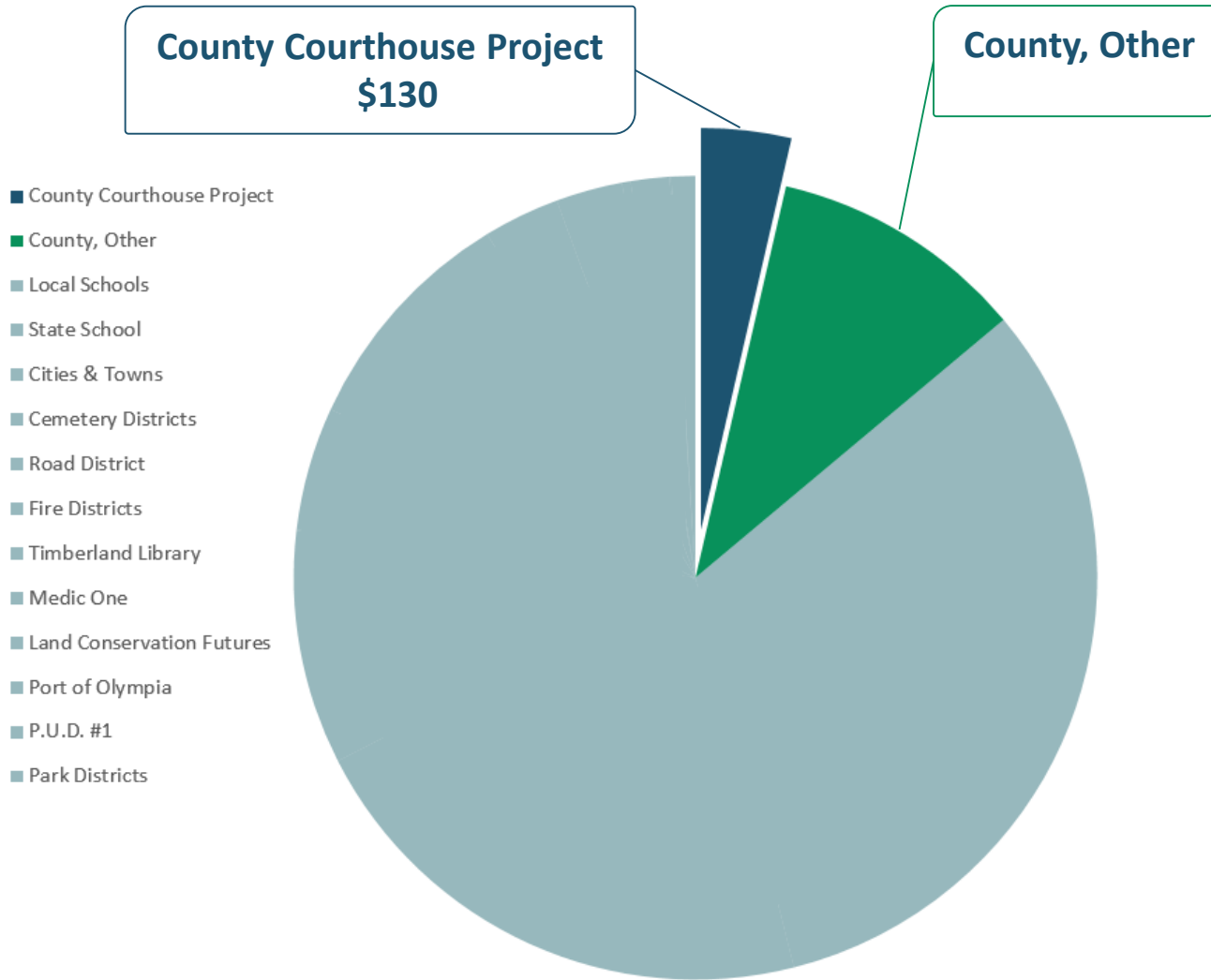
## PAYING FOR OUR NEW COURTHOUSE

- Funded by a property tax increase collected over 25 years
- Thurston County citizens get to decide via a vote on April 28th, 2020
- If approved, the annual property tax on a \$275,000 home would increase by about \$11/month or \$130/year
  - \$275,000 is the median assessed value, not the median sales price (\$330,000 as of 5/1/2019)
- The City of Olympia would also contribute funding
  - Financial contribution
  - Value of land
- In 2017, WA State Legislature passed a law to extend the payback period for a levy lid lift, for Thurston County only, from 9 years to 25 years



FUNDING | OUR NEW COURTHOUSE

# ANNUAL PROJECTED PROPERTY TAX FOR A \$275K HOME





# QUESTIONS & ANSWERS

RICK THOMAS

Project Manager

360.867.2316

MEGHAN PORTER

Public Information Supervisor

360.867.2097

Visit our project website at [www.thurstoncountywa.gov](http://www.thurstoncountywa.gov)



FOR MORE INFORMATION