NEW COUNTY COURTHOUSE

Background: current buildings
Recent Study: Findings and Recommendations
Next Steps
INADEQUACY OF CURRENT BUILDINGS

DISTRICT COURT (BUILDING 3)
• Security: Inmates transported in public hallway and lobby
• Technology and cabling inadequate for video hearings and other needs
• Work space is only 50% of current need
• Only 3 courtrooms for 4 judicial officers

SUPERIOR COURT (BUILDING 2)
• Security: Inmates use hallways shared by jurors, staff, judges, and public
• Building infrastructure insufficient (cabling, heating and cooling, etc.)
• Courtroom space not sufficient for current trials, hearings, meetings
• No jury assembly room, and current jury assembly rooms inadequate
• 6 (different) courtrooms for 8 judicial officers
COMMON SPACE/MEETING SPACE
SUPERIOR COURT BACK HALLWAY
USED BY JURORS, COURT AND CLERK STAFF, JAIL INMATES
JURY ROOMS

- Hot or cold
- No ventilation
- Windows do not open
- Limited facilities
- Security concerns
2014 SPACE NEEDS STUDY

- Finding: No remodel would address serious security needs
- Finding: Superior Court and District Court buildings obsolete
- Immediate changes needed
- Response: further study but NO ACTION

Recommendation:
Renovation at the cost of millions of dollars to address immediate needs, but would only result in about 10 more years of adequate use.
2015 SECURITY AND FEASIBILITY STUDIES

- **Security Study**: Task was to prioritize security needs of Superior and District Courts
- **Feasibility Study**: Compare costs of remodeling or building a new courthouse in various locations

**Findings/Recommendations:**

*Most serious security needs cannot be addressed without a new courthouse building*

Recommend building new courthouse with innovative finance plan
THURSTON COUNTY COURTHOUSE
COMPARATIVE FEASIBILITY STUDY
SIX COURTS PER FLOOR – THREE COURT FLOORS

COMPACT PLAN
• Jury suites and holding behind courtrooms
• Public elevators and toilets in front of courtrooms
• Shortest and deepest floor plate 245’L x 134’D
• Fits downtown block

LEGEND
- Public
- Private – Staff & Judges
- Secure – Incustody Defendants
VERTICAL STACKING

FOUR LEVELS ABOVE GRADE
- Six Courts per Floor
- High Volume Public Areas on Ground Floor
- Central Holding on Ground Floor or in Basement – depending on water table

LEGEND
- Public
- Private – Staff & Judges
- Secure – Incustody Defendants
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COMPARATIVE FEASIBILITY STUDY
COMPACT PLAN
STACKING DIAGRAM

LEVEL 4
1. Large Courtroom
4. Typical Superior Courtrooms
5. Judge’s Chambers
4. Jury Deliberation Suites

LEVEL 3
5. Typical Superior Courtrooms
1. Hearing Room
5. Judge’s Chambers
4. Jury Deliberation Suites

LEVEL 2
6. Typical District Courtrooms
3. Judge’s Chambers
3. Jury Deliberation Suites

LEVEL 1
1. Lobby Room
1. Judge’s Chamber
District Court Offices
County Clerk
Jury Assembly
Sheriff’s Court Support
Building Support

LEGEND
- Public
- Private – Staff & Judges
- Secure – Incustody Defendants

THOMAS
architecture

THURSTON COUNTY
### COMPARATIVE COST ESTIMATES
FROM 2015 STUDY . . . IN 2015 . . . AND 2018

<table>
<thead>
<tr>
<th>Adaptive Reuse of Existing Facility And Hilltop Courthouse</th>
<th>$128 M</th>
<th>$144 M</th>
</tr>
</thead>
<tbody>
<tr>
<td>Other Olympia Location</td>
<td>$123 M - $131 M</td>
<td>$144 M - $148 M</td>
</tr>
</tbody>
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However, does not count partnerships & economic benefit of a particular location

### CURRENT ESTIMATE
$150 million - $200 million
NEXT STEPS:
COUNTY COMMISSIONERS TO DETERMINE LOCATION AND FINANCE PLAN

Any proposal will need voter approval. Support of community leaders and the public is essential before moving forward.