Construction Cost: $178,543,795
 Demo Cost: $1,805,205
 Total Phasing Cost: $49,493,803
 Soft Cost/ Other Cost: $72,454,756
 Total Cost: $302,297,559

Program Driven
Budget Driven

| Number of Phases: | 5 | 5 |
| Anticipated Start/ End Date: | | |
| Phase 1: | 2022/2022 (South Campus Demo) | 2021/2021 (South Campus Demo) |
| Phase 2: | 2022/2024 (New Courthouse) | 2021/2023 (New Courthouse) |
| Phase 3: | 2023/2024 (North Campus Demo) | 2021/2021 (North Campus Demo) |
| Phase 4: | 2024/2025 (Site Development) | 2021/2023 (Site Development) |
| Phase 5: | 2025/2027 (New Administration) | 2023/2025 (New Administration) |
| Overall Project Time Line: | 2022/2027 (5 Years) | 2021/2025 (4 Years) |

Total Square Footage: 335,000 SF
 (-10%) 301,500 SF

Structure Parking # of Stalls: 967 Stalls
Surface Parking # of Stalls: 233 Stalls
Total Site Parking Stalls: 1,200 Stalls

Thurston County Courthouse + Civic Center
Hilltop Campus Option 1
**Positives / Opportunities:**

- Familiarity of existing site
- Small site acquisitions costs
- Good early phase construction of courtrooms (clears out Bldg. 2 & 3)
- Beautiful views from building for public and staff

**Constraints / Challenges:**

- One parcel of land needs to be acquired
- Long phasing duration means high costs in escalation
- Courthouse would be somewhat disconnected from Administration Building
- Transit Score (40) & Walk Score (21)
- Limited off-site economic impact

**Actions to ensure results:**

- All above are readily attainable

**Actions to overcome issues:**

- Early agreement for property acquisition (Western Bldg. Materials)
- Fewer phases
- Start construction sooner
- Improve pedestrian circulation between buildings
- Transit & Walk Scores could improve, but only marginally
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<tr>
<th>Program Driven</th>
<th>Budget Driven</th>
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<tbody>
<tr>
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<td>Total Phasing Cost: $39,620,550</td>
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<td>Soft Cost/ Other Cost: $66,715,961</td>
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<td>Total Cost: $276,145,261</td>
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<tr>
<td>Phase 1: 2022/ 2022 (Building 3 Demo)</td>
<td>Phase 1: 2021/ 2021 (Building 3 Demo)</td>
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<tr>
<td>Phase 2: 2022/ 2024 (New Courthouse)</td>
<td>Phase 2: 2021/ 2023 (New Courthouse)</td>
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<tr>
<td>Phase 3: 2024/ 2026 (Building 2 Demo, New Admin)</td>
<td>Phase 3: 2023/ 2025 (Building 2 Demo, New Admin)</td>
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<tr>
<td>Phase 4: 2026/ 2027 (Building 1 Demo, New Site)</td>
<td>Phase 4: 2025/ 2026 (Building 1 Demo, New Site)</td>
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<tr>
<td>Overall Project Time Line: 2022/ 2027 (5 Years)</td>
<td>Overall Project Time Line: 2021/ 2025 (5 Years)</td>
</tr>
<tr>
<td>Total Square Footage: 335,000 SF</td>
<td>Total Square Footage: (-10%) 301,500 SF</td>
</tr>
</tbody>
</table>

| Structure Parking # of Stalls: 981 Stalls   | Structure Parking # of Stalls: 681 Stalls |
| Surface Parking # of Stalls: 219 Stalls    | Surface Parking # of Stalls: 219 Stalls   |
| Total Site Parking Stalls: 1,200 Stalls    | Total Site Parking Stalls: 900 Stalls     |
Positives / Opportunities:

- Familiarity of existing site
- No site acquisition required
- Proximity of Courthouse and Administration buildings
- Beautiful views from building for public and staff
- Proximity of structured parking adjacent to Courthouse
- Single point of security for entire complex (shared lobby)

Actions to ensure results:

- All above are readily attainable

Constraints / Challenges:

- Long phasing duration means high costs in escalation
- Building 3 occupants would be required to find temporary location during 2-year courthouse construction period
- The entire site would be a construction zone for 2-5 years
- Construction staging area will be difficult on such a tight site which will increase construction costs
- Larger buildings adjacent to steep slopes may require slope stabilization
- Future expansion would be limited due to proximity to edge of slope on three sides
- Transit Score (40) & Walk Score (21)
- Limited off-site economic impact

Actions to overcome issues:

- Shorten schedule to fewer phases
- Start Construction Sooner
- Transit & Walk Scores could improve, but only marginally
- If short term (2 year) accommodations could be found for both Building 2 and 3 occupants, entire scheme could be one phase
Construction Cost: $183,411,875
Demo Cost: $1,487,500
Total Phasing Cost: $35,334,363
Soft Cost/ Other Cost: $68,760,230
Total Cost: $288,993,968

Program Driven

Dem Cost: $147,119,000
Soft Cost/ Other Cost: $56,166,452
Total Cost: $234,170,372

Number of Phases: 3
Anticipated Start/ End Date:
   Phase 1: 2022/ 2022 (Building 3 Demo)
   Phase 2: 2022/ 2024 (New Construction: All)
   Phase 3: 2024/ 2026 (Building 1, 2 Demo, New Site)
Overall Project Time Line: 2022/ 2026 (4 Years)

Total Square Footage: 335,000 SF
Structure Parking # of Stalls: 1,092 Stalls
Surface Parking # of Stalls: 108 Stalls
Total Site Parking Stalls: 1,200 Stalls

Hilltop Campus Option 3
Thurston County Courthouse Civic + Center
**Positives / Opportunities:**

- Familiarity of existing site
- No site acquisition required
- Proximity of Courthouse and Administration buildings
- Beautiful views from building for public and staff
- Proximity of structured parking adjacent to Courthouse
- Single point of security for entire complex (shared lobby)
- Construction of courthouse and administration buildings occur in one early phase

**Actions to ensure results:**

- All above are readily attainable

---

**Constraints / Challenges:**

- Long phasing duration means high costs in escalation
- Building 3 occupants would be required to find temporary location to allow for first phase of structured parking construction
- The entire site would be a construction zone for 2-4 years
- Access to Buildings 1 & 2 will be difficult during the 2-4 year construction period
- Construction staging area will be difficult on such a tight site which will increase construction costs
- Larger buildings adjacent to steep slopes may require slope stabilization
- Future expansion would be limited due to proximity to edge of slope on three sides
- Transit Score (40) & Walk Score (21)
- Limited off-site economic impact

**Actions to overcome issues:**

- Shorten schedule to fewer phases
- Start Construction Sooner
- Transit & Walk Scores could improve, but only marginally
- If short term (2 year) accommodations could be found for both Building 2 and 3 occupants, entire scheme could be one phase
**Hilltop Campus Option 4**  
Thurston County Courthouse + Civic Center

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<tr>
<th>Category</th>
<th>Program Driven</th>
<th>Budget Driven</th>
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<tbody>
<tr>
<td>Construction Cost:</td>
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<td>$131,497,500</td>
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<tr>
<td>Demo Cost:</td>
<td>$1,761,250</td>
<td>$1,487,500</td>
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<td>$29,377,800</td>
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<td>Soft Cost/ Other Cost:</td>
<td>$72,884,658</td>
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<td>Total Cost:</td>
<td>$303,600,783</td>
<td>$214,568,834</td>
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</table>

| Number of Phases:               | 4                    | 4                   |
| Anticipated Start/End Date:     |                      |                     |
| Phase 1: 2022/2022 (Building 3 Demo) | 2021/2021 (Building 3 Demo) |
| Phase 2: 2022/2024 (New Courthouse) | 2021/2023 (New Courthouse) |
| Phase 3: 2024/2026 (Replace Building 1,2, New Site) | 2023/2025 (Replace Building 1,2, New Site) |
| Phase 4: 2025/2027 (South Campus Demo, Site Dev) | 2024/2025 (South Campus Demo, Site Dev) |
| Overall Project Time Line:     | 2022/2027 (5 Years)  | 2021/2025 (4 Years) |

| Total Square Footage:           | 335,000 SF           | (-10%) 301,500 SF   |
| Structure Parking # of Stalls:  | 729 Stalls           | 429 Stalls          |
| Surface Parking # of Stalls:    | 471 Stalls           | 471 Stalls          |
| Total Site Parking Stalls:      | 1,200 Stalls         | 900 Stalls          |
Positives / Opportunities:

• Familiarity of existing site
• No site acquisition required
• Proximity of Courthouse and Administration buildings
• Beautiful views from building for public and staff
• Proximity of structured parking adjacent to Courthouse
• Single point of security for entire complex (shared lobby)
• Construction of courthouse and administration buildings occur in one early phase

Constraints / Challenges:

• Long phasing duration means high costs in escalation
• Building 1 occupants would be required to find temporary location to allow for first phase of New Administration Building
• The entire site would be a construction zone for 4-5 years
• Access to Buildings 1 & 2 will be difficult during the 2-4 year construction period
• Construction staging area will be difficult on such a tight site which will increase construction costs
• Construction so close to on-going court operations could prove to be problematic
• Larger buildings adjacent to steep slopes may require slope stabilization
• Future expansion would be limited due to proximity to edge of slope on three sides
• Transit Score (40) & Walk Score (21)
• Limited off-site economic impact

Actions to ensure results:

• All above are readily attainable

Actions to overcome issues:

• Shorten schedule to fewer phases
• Start Construction Sooner
• Transit & Walk Scores could improve, but only marginally
Hilltop Campus Option 5
Thurston County Courthouse + Civic Center

**Construction Cost:**
- $185,635,625
- $1,537,500
- $48,268,756
- $72,128,714
- **$307,570,595**

**Demo Cost:**
- $143,558,500
- $1,537,500
- $31,557,780
- $55,096,680
- **$231,750,460**

**Total Phasing Cost:**
- 3 phases

**Soft Cost/ Other Cost:**
- $307,570,595

**Total Cost:**
- **$307,570,595**

**Program Driven**
- 2021/2022 (Building 3 Demo, Site, New Parking Structure)
- 2022/2024 (Building 1 Demo, New Construction)
- 2024/2026 (Building 2 Demo, Site, New Parking Structure)
- **2022/2028 (5 Years)**

**Budget Driven**
- 2021/2025 (4 Years)

**Number of Phases:**
- 3

**Anticipated Start/ End Date:**
- Periods vary for each phase:
  - Phase 1: 2021/2022
  - Phase 2: 2022/2024
  - Phase 3: 2024/2025
- **Overall Project Time Line:** 2021/2025

**Total Square Footage:**
- **335,000 SF**

**Structure Parking # of Stalls:**
- 888 Stalls
- 312 Stalls
- 1,200 Stalls

**Surface Parking # of Stalls:**
- 588 Stalls
- 312 Stalls
- 900 Stalls

**Total Site Parking Stalls:**
- 3,500 Stalls
**Positives / Opportunities:**

- Familiarity of existing site
- No site acquisition required
- Proximity of Courthouse and Administration buildings
- Beautiful views from building for public and staff
- Proximity of structured parking adjacent to Courthouse and Administration Building
- Single point of security for entire complex (shared lobby)
- Construction of courthouse and administration buildings occur in one early phase

**Actions to ensure results:**

- All above are readily attainable

**Constraints / Challenges:**

- Long phasing duration means high costs in escalation
- Building 1 and 3 occupants would be required to find temporary location to allow for first phase of New Courthouse Building and Structured Parking
- The entire site would be a construction zone for 4-5 years
- Access to Buildings 2 will be difficult during the 2-3 year construction period
- Construction staging area will be difficult on such a tight site which will increase construction costs
- Larger buildings adjacent to steep slopes may require slope stabilization
- Future expansion would be limited due to proximity to edge of slope on three sides
- Transit Score (40) & Walk Score (21)
- Limited off-site economic impact

**Actions to overcome issues:**

- Shorten schedule to fewer phases
- Start Construction Sooner
- Transit & Walk Scores could improve, but only marginally
- Move buildings back as much as possible from edge of slopes.
Plum St. Option 1
Thurston County Courthouse + Civic Center

Program Driven

| Construction Cost: | $ 203,239,375 |
| Demo Cost:         | $ 375,000     |
| Total Phasing Cost:| $ 37,526,944  |
| Soft Cost/ Other Cost: | $ 74,568,336 |
| **Total Cost:**    | **$ 315,709,655** |

Budget Driven

| Construction Cost: | $ 157,901,875 |
| Demo Cost:         | $ 375,500     |
| Total Phasing Cost:| $ 21,905,725  |
| Soft Cost/ Other Cost: | $ 56,934,603 |
| **Total Cost:**    | **$ 237,117,203** |

Number of Phases: 1

Overall Project Time Line:

- **2022/2024 (2 Years)**
- **2021/2023 (2 Years)**

County Courts Square Footage: 335,000 SF
Municipal Court Square Footage: 46,000 SF
Total Square Footage: 381,100 SF

(-10%) County Courts Square Footage: 301,500 SF
(-10%) Municipal Court Square Footage: 41,400 SF
(-10%) Total Square Footage: 342,990 SF

Structure Parking # of Stalls: 1,086 Stalls
Surface Parking # of Stalls: 114 Stalls
Total Site Parking Stalls: 1,200 Stalls

Structure Parking # of Stalls: 786 Stalls
Surface Parking # of Stalls: 114 Stalls
Total Site Parking Stalls: 900 Stalls
Positives / Opportunities:

- Single Phase of Construction
- Transit Score (56) & Walk Score (85) are the best of all three site options
- Off-site economic impact may be modest to high
- Proximity of Courthouse and Administration Buildings
- Proximity of structured parking to Courthouse and Administration Buildings
- Single Point of security for entire complex (Shared Lobby)
- When considering Growth Management and Sustainable Urban Design principles, this is the most desirable site
- Nearly all intersections around this site are already signalized
- Proximity to State and City Government facilities
- Opportunity for strong civic presence is the greatest at this site (Historical Tie)

Actions to ensure results:

- All above are readily attainable

Constraints / Challenges:

- Creighton Justice Center will have to be relocated for 2 years
- Limited site size will require the Courthouse building Height (116’) be above the current allowable height for DB zone (75’)
- Limited Site Size will require that structured parking be utilized for most of the parking
- There are small wetlands on this site that would require off-site mitigation in order to maximize building site area
- Site would need to be purchased from the City of Olympia ($4.2m)
- City of Olympia would need to pay for the cost of their new municipal spaces ($22-$32m)
- Poor Soils (for foundation bearing) would require pilings below all buildings
- Close coordination with East Side Neighborhood Association would be needed
- Construction over Yashiro Gardens would likely be viewed as a negative
- To aid in future expansion, an extra courthouse floor is being constructed and will be used as office space until needed for courts in the future

Actions to overcome issues:

- Early agreements with City of Olympia re: property purchase & cost of new municipal space
- Early agreements with City of Olympia re: height of building
- There are already tall buildings (50’-70’) in the neighborhood
- Early agreement for the off-site mitigation of small wetland on site
- Early environmental and soil investigation ensures full scope is understood
- Consider an alternative design that does not displace Yashiro Gardens
- Coordinate early and often with East Side Neighborhood Association and limit site access/ egress to the East

Plum St. Option 1
Thurston County Courthouse + Civic Center

NEW COURTHOUSE ADMIN
NEW COURTHOUSE
NEW COURT ADMIN
NEW PARKING STRUCTURE
NEW SURFACE PARKING
NEW SURFACE PARKING
JAPANESE GARDEN
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<tbody>
<tr>
<td>Construction Cost:</td>
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<tr>
<td>Demo Cost:</td>
<td>$ 375,000</td>
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<td>Total Phasing Cost:</td>
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<td>Soft Cost/ Other Cost:</td>
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<td>Total Cost:</td>
<td>$ 313,455,701</td>
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</table>

| Number of Phases: | 1 |
| Overall Project Time Line: | 2022/ 2024 (2 Years) |
| County Courts Square Footage: | 335,000 SF |
| Municipal Courts Square Footage: | 46,000 SF |
| Total Square Footage: | 381,100 SF |
| Structure Parking # of Stalls: | 1,082 Stalls |
| Surface Parking # of Stalls: | 118 Stalls |
| Total Site Parking Stalls: | 1,200 Stalls |

| County Courts Square Footage: | (-10%) 301,500 SF |
| Municipal Courts Square Footage: | (-10%) 41,400 SF |
| Total Square Footage: | (-10%) 342,990 SF |
| Structure Parking # of Stalls: | 782 Stalls |
| Surface Parking # of Stalls: | 118 Stalls |
| Total Site Parking Stalls: | 900 Stalls |

**Plum St. Option 2**

Thurston County Courthouse + Civic Center
### Positives / Opportunities:

- Single Phase of Construction
- Transit Score (56) & Walk Score (85) are the best of all three site options
- Off-site economic impact may be modest to high
- Proximity of Courthouse and Administration Buildings
- Proximity of structured parking to Courthouse and Administration Buildings
- Single Point of security for entire complex (Shared Lobby)
- When considering Growth Management and Sustainable Urban Design principles, this is the most desirable site
- Nearly all intersections around this site are already signalized
- Proximity to State and City Government facilities
- Opportunity for strong civic presence is the greatest at this site (historical tie)
- Yashiro Gardens is preserved and potentially expanded
- Large landscape buffers are utilized for screening parking structure from the East

### Actions to ensure results:

- All above are readily attainable

### Constraints / Challenges:

- Creighton Justice Center will have to be relocated for 2 years
- Limited site size will require the Courthouse building Height (116’) be above the current allowable height for DB zone (75’)
- Limited Site Size will require that structured parking be utilized for most of the parking
- There are small wetlands on this site that would require off-site mitigation in order to maximize building site area
- Site would need to be purchased from the City of Olympia ($4.2m)
- City of Olympia would need to pay for the cost of their new municipal spaces ($22-$32m)
- Poor Soils (for foundation bearing) would require pilings below all buildings
- Close coordination with East Side Neighborhood Association would be needed
- To aid in future expansion, an extra courthouse floor is being constructed and will be used as office space until needed for courts in the future

### Actions to overcome issues:

- Early agreements with City of Olympia re: property purchase & cost of new municipal space
- Early agreements with City of Olympia re: height of building
- There are already tall buildings (50’-70’) in the neighborhood
- Early agreement for the off-site mitigation of small wetlands on site
- Early environmental and soil investigation ensures full scope is understood
- Coordinate early and often with East Side Neighborhood Association and limit site access/ egress to the East
- Explore design further to reduce height of courthouse
Program Driven

Construction Cost: $168,275,000
Demo Cost: $0
Total Phasing Cost: $28,606,750
Soft Cost/ Other Cost: $63,404,621
Total Cost: $260,286,371

Budget Driven

Construction Cost: $133,280,625
Demo Cost: $0
Total Phasing Cost: $15,993,675
Soft Cost/ Other Cost: $49,525,588
Total Cost: $198,799,888

Number of Phases: 1
Overall Project Time Line: 2022/2024 (2 Years)
Total Square Footage: 335,000 SF
Structured Parking # of Stalls: 0 Stalls
Surface Parking # of Stalls: 1,200 Stalls
Total Site Parking Stalls: 1,200 Stalls

Harrison Ave. Option 1
Thurston County Courthouse + Civic Center
Positives / Opportunities:

- Single Phase of Construction
- Enough site area to allow for surface parking if budget demands
- Enough site area to allow for larger building footprints and lower building heights
- Off-site economic impact could be good (parcels directly adjacent)
- Proximity of Courthouse and Administration buildings
- Single point of security for entire complex (shared lobby)
- Likely good soils for foundation bearing
- Enough site area to allow for future expansion beyond the 30-year design window
- No need to purchase entire 27 acres; leave some for commercial development
- Site is already zoned HDC-4 for higher density development such as this

Constraints / Challenges:

- Transit Score (34) & Walk Score (50) are low
- With a surface parking solution, the distance from parking space to building could be significant (600'+) (2 1/2 city blocks)
- On-site storm water retention (using ponds and/or below grade vaults) would be required
- Site would need to be purchased from current owner ($5m)
- Height of building (64'-70') will slightly exceed the allowable building height in the HDC-4 zone (60')
- Close coordination with the surrounding neighborhood would be needed due to traffic concerns
- Uncertainty about the timing of construction for the planned Kaiser road-Hwy 101 on/off ramp
- Civic presence is the lowest on this site (of the three potential sites)

Actions to overcome issues:

- Early agreements with property seller re: purchase price
- Early agreements with City of Olympia re: Height of Building
- Transit Score and Walk Score could improve with a new Courthouse facility
- Early environmental and soil investigation ensures full scope is understood
- Consider some structured parking, if budget will allow, to reduce surface parking footprint
- Early discussions with State representatives to explore options to tie Kaiser Road off ramp construction timing to that of the Courthouse
Construction Cost: $178,566,250
Demo Cost: $0
Total Phasing Cost: $30,356,263
Soft Cost/Other Cost: $66,674,351
Total Cost: $275,596,864

Program Driven

Number of Phases: 1
Overall Project Time Line: 2022/2024 (2 Years)
Total Square Footage: 335,000 SF
Structured Parking # of Stalls: 734 Stalls
Surface Parking # of Stalls: 466 Stalls
Total Site Parking Stalls: 1,200 Stalls

Budget Driven

Number of Phases: 1
Overall Project Time Line: 2021/2023 (2 Years)
Total Square Footage: (-10%) 301,500 SF
Structured Parking # of Stalls: 434 Stalls
Surface Parking # of Stalls: 466 Stalls
Total Site Parking Stalls: 900 Stalls
Positives / Opportunities:

- Single Phase of Construction
- Enough site area to allow for surface parking if budget demands
- Enough site area to allow for larger building footprints and lower building heights
- A combination of structured and surface parking provides closer walking distance from parking spaces
- Off-site economic impact could be good (parcels directly adjacent)
- Proximity of Courthouse and Administration buildings
- Single point of security for entire complex (shared lobby)
- Likely good soils for foundation bearing
- Enough site area to allow for future expansion beyond the 30-year design window
- No need to purchase entire 27 acres; leave some for commercial development
- Opportunity for great civic space (town square) between public and private development
- Site is already zoned (HDC-4) for a higher density development such as this

Actions to ensure results:

- All above are readily attainable

Constraints / Challenges:

- Transit Score (34) & Walk Score (50) are low
- On site storm water retention (using ponds and/or below grade vaults) would be required
- Site would need to be purchased from current owner ($5m)
- Height of building (64’-70’) will slightly exceed the allowable building height in the HDC-4 zone (60’)
- Close coordination with the surrounding neighborhood would be needed due to traffic concerns
- Uncertainty about the timing of construction for the planned Kaiser road-Hwy 101 on/off ramp
- Civic presence is the lowest on this site (of the three potential sites)

Actions to overcome issues:

- Early agreements with property seller re: purchase price
- Early agreements with City of Olympia re: Height of Building
- Transit Score and Walk Score could improve with a new Courthouse facility
- Early environmental and soil investigation ensures full scope is understood
- With further study, perhaps the amount of costly underground storm water vaults could be minimized
- Consider some structured parking, if budget will allow, to reduce surface parking footprint
- Early discussions with State representatives to explore options to tie Kaiser Road off ramp construction timing to that of the Courthouse