

CITY OF PROVO, UTAH

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PROVO 4TH DISTRICT COURTS FEASIBILITY STUDY

DEVELOPED BY ARCHITECTURAL NEWS



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Acknowledgments

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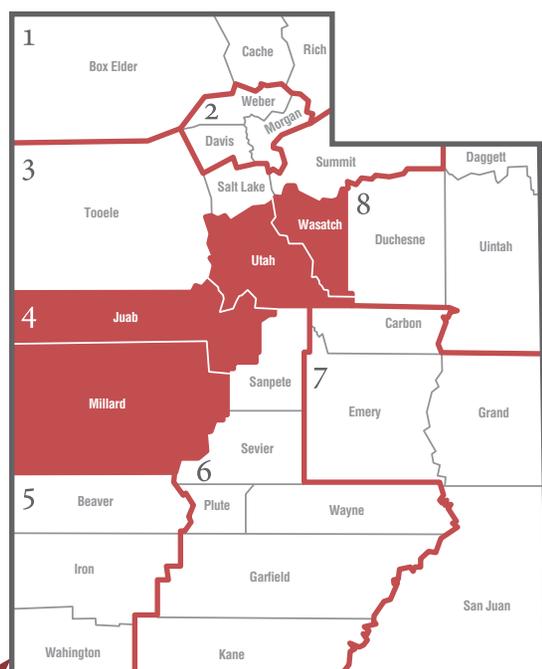


Figure 1.1: State of Utah | Court Districts Map

Background & Studies

The Utah State Courts 4th Judicial District is comprised of Juab, Millard, Utah and Wasatch counties. It is a district that has seen, and continues to see, tremendous population growth, especially along the I-15 corridor. Due to this growth, the Utah State Administrative Office of the Courts (AOC) has been proactive in analyzing and addressing growth patterns and the subsequent impact on court services.

In 1999 the AOC commissioned an analysis of existing 4th District court facilities along with a 25-year growth plan for the 4th District, exploring the demographics of the 4th District, and recommending strategic development at key population nodes, phased over time. In 2004 and once again in 2010 the 4th District Expansion Study was updated, based on demographic projections thru the year 2030. Four development schemes were created and analyzed. After careful deliberation, the AOC elected to proceed with implementation of the “Linear” Development Scheme along the I-15 corridor, as it offered the best balance between decentralization (bringing the courts to the community) and flexibility of courts personnel and services. At the heart of the Linear Scheme was the next phase of expansion of the 4th District in the Provo, Utah area.

Most critical to this study was the evaluation of positioning for new court facilities. After having reinforced the north and south anchors of the 4th District with new courts in American Fork and Spanish Fork, Utah, it is now time to address the heart of the 4th District in the Provo/Orem area. The court services provided in Orem are antiquated and in significant violation of Utah Judicial Facility Design Standards. Given their proximity to the Provo 4th District Court facility, it seems like an inappropriate use of resources to renovate and maintain the Orem 4th District courts facility. As part of the “Linear” development scheme, the Orem 4th District courts facility is to be phased out of operation, consolidating these courts with Provo 4th District operations. This will save the Utah State Courts significant future renovation costs, as well as ongoing operational costs. This process is key to reinforcing 4th District operations in Provo.

// Demands on the Provo 4th District Courts in Provo

Also key to the success of the Utah State Courts in the 4th District is the configuration of their presence in the Provo area. Currently there are 9 District Court courtrooms located in downtown Provo, and 2 Juvenile Court courtrooms located south of the downtown. Juvenile Court probation is located adjacent to the Juvenile Court courtrooms. There is also a court presence in the Orem area that requires immediate replacement. The following is a brief summary of existing spaces and immediate expansion needs:

Provo 4th District Court / U.S. Federal Court

Key to the success of the Utah State Courts in the 4th District is their presence in the Provo area. Currently there are 9 District Court courtrooms located in downtown Provo. There is also a 4th District Court presence in Orem, located in what can only be classified as “marginal” space, and requires replacement. Caseload demands within the 4th District indicated that by 2013 the 4th District Court in Provo have a 12-court presence. This date has already come and past without any expansion of services. By 2025 the increase in caseload needs will have translated to an additional 3 District courtrooms required in the Provo area. It is clear that there is already a significant pent-up need for court space in the 4th District, and that the most appropriate location for these courts is in Provo. As population in the 4th District increases, the caseload demand on the courts will become critical and will approach failure mode, as they will now exceed the capacity of the courts to address them. It is therefore recommended that the 4th District Court presence in Provo be increased to 12 courtrooms, with the potential of expansion to 16 courtrooms by approximately 2025.

Additionally, it should be noted that the United States Federal Court has expressed interest in co-locating one federal courtroom in the Provo area. This document includes program information for on US Federal Court courtroom. It is recommended that this space be designed to “align” with Utah Judicial Facility Design Standards. The courtroom (and associated support areas) can then function as either permanent Federal space, or a temporary lease until 4th District needs require the use of this space.



Figure 1.2: 4th District Judicial Center | Provo City, UT

Provo 4th District Juvenile Court

Whereas the Provo District Courts are located in the heart of downtown Provo, Utah, the Provo 4th District Juvenile Court courtrooms are located south of the downtown at 1810 South State Street. They are separated from the District Courts by approximately 3.2 miles. Juvenile Court probation is located within and also adjacent to the Juvenile Court facility. In addition to the two juvenile courts located in Provo, the 4th District also has two juvenile courts located in Orem Utah, at the same facility as the Orem 4th District Court. Again, the Orem space occupied

by the 4th District Juvenile Court can only be classified as “marginal” space, and requires immediate replacement. It is highly recommended that if the Provo 4th District Juvenile Court co-locates with the District court, that the Orem operations be consolidated into this facility. It is therefore recommended that the 4th District Juvenile Court presence in Provo be increased to 4 courtrooms, with the potential of expansion of one to two additional courtroom(s) by approximately 2025.



Figure 1.3: 4th District Juvenile Court | Provo City, UT

Provo City Justice Court

In addition to the 4th District court needs, the building currently housing the Provo City Justice Court is scheduled for demolition as part of a Provo City RDA action. Provo City has expressed a strong desire to co-locate with the Utah State 4th District in a common court facility. This

co-location would again be beneficial to court patrons of Provo City and Utah County. Provo City would pay for their portion of the overall project. Provo City would require space for three courtrooms, plus associated support staff areas.



Figure 1.4: Provo City Justice Court | Provo City, UT

Recommendations

It is recommended that the following actions occur at the Provo 4th District site.

- The Provo 4th District be expanded to 12 courtrooms. This will accommodate the current District Court needs of both the Provo and Orem areas.
- The Provo 4th District Juvenile Court be expanded to 4 courtrooms. This will accommodate the current District Juvenile Court needs of both the Provo and Orem areas. This expansion might be a co-location with the 4th District Courts, or might occur at their current court site.
- The Provo City Justice court be co-located with the Provo 4th District Court with the understanding that they will pay for their participation in the facility.
- One courtroom be developed for potential use by U.S. Federal Court.
- The existing Orem 4th District facility be closed.

III *Status of the Existing Provo 4th District Court Building*

The Provo 4th District Courts Building was constructed in the late 1980s. It was constructed as a developer-led design build project. An evaluation of the existing structure was performed, including a review of the original construction documents and several building inspections. For a building of approximately 25 years old virtually all of the major building components are still in acceptable condition. The greatest challenges associated with this building revolve around the quality of the original construction. The quality of construction is consistent with a Class C+ to Class B- speculative office building. Although this building would function well as an office building, there are severe limitations in operating it as a fully functioning courthouse.

This report identifies 16 items that must be addressed if this building is to remain in use as part of the 4th District Court system. The first 12 items require only “First Cost” monies to address. Once the modification has been completed there should be no additional costs. The last four items have both “First Cost” and “Ongoing Operational Cost” components. Even after the work is complete, there will be inherent additional costs for as long as the facility is in operation. In order to simplify our analysis, we have assumed a building life expectancy of an additional 20 years. Projected costs are as follows:

First Cost Construction Costs	\$11,527,000
Ongoing Operational Costs	\$10,700,000
Total Cost Impact to Maintain this Facility	\$22,227,000

Recommendations

The existing 4th District Court Building would function well as a speculative office building. However, as a courthouse the building displays numerous compromises that range from minor inconveniences to a major security breaches. The cost to address these deficiencies actually exceeds the costs required to replace this square footage. Replacement of this facility would also eliminate the ongoing operational costs that will be incurred due to the inefficiency of the existing OR remodeled space. Therefore we provide a list of recommendations, ranked from highest to lowest:

1. Sell this building and apply any dollars gained to offset a portion of the cost of new construction.
2. Repurpose this building to more appropriate court support (probation, etc.), government, or private office functions.
3. Demolish this building and build replacement square footage.
4. Retain this building as a courthouse and work within its inherent operational deficiencies

IV 4th District Court Development Options

Based on courtroom needs of the 4th District, combined with space needs for the Provo City Justice Courts, this study explored four potential development options. At the heart of the evaluation were two key questions:

1. Should the 4th District Juvenile court co-locate with the 4th District court and Provo City Justice court in a common facility?
2. Should the existing 4th District court building be renovated or replaced?

The following chart is a summary of the options reviewed:

	Exclude 4th District Juvenile Court		Include 4th District Juvenile Court		Recommended	
	Option #1	Option #2	Option #3	Option #4		
	Renovate 4th Dist. Bldg.	Replace 4th Dist. Bldg.	Renovate 4th Dist. Bldg.	Replace 4th Dist. Bldg.		
I. Building Areas						
Renovated 4th District Building	62,000	N/A	62,000	N/A		
New Courthouse Building	132,939	184,549	181,372	232,982		
TOTAL: Square Footage	194,939	184,549	243,372	232,982		
II. Courts, Courtrooms and Staff						
	Total Courts	Total Staff	Total Courts	Total Staff	Total Courts	Total Staff
4th District Court Courtrooms	12	95	12	86	12	65
4th District Juvenile Court Courtrooms	0	0	0	0	4	57
4th District / Optional Federal Court Courtrooms	1	12	1	12	1	12
Provo Justice Court Courtrooms	3	29	3	29	3	29
TOTAL: Courtrooms	16	136	16	127	20	163
III. Project Costs						
Building Construction Costs	\$61,146,119	\$54,296,375	\$74,957,045	\$68,107,301		
Project Soft Costs	\$12,917,984	\$12,187,431	\$15,915,898	\$15,185,346		
TOTAL: Project Cost	\$74,064,102	\$66,483,806	\$90,872,943	\$83,292,647		
TOTAL: Cost per Square Foot	\$379.93	\$360.25	\$373.39	\$357.51		
IV. Project Cost per Court Type						
4th District Court	\$59,702,713	\$52,866,492	\$58,674,546	\$52,463,998		
4th District Juvenile Court	\$0	\$0	\$18,084,332	\$17,315,008		
4th District / Optional Federal Court	\$5,176,314	\$4,908,125	\$5,087,170	\$4,870,757		
Provo Justice Court	\$9,185,076	\$8,709,189	\$9,026,895	\$8,642,883		
TOTAL: Project Cost per Court Type	\$74,064,102	\$66,483,806	\$90,872,943	\$83,292,647		
RANKINGS	4th	2nd	3rd	1st		

Recommendations

1. Based on the analysis of available options, it is recommended that, construction budget permitting, the existing 4th District, 4th District Juvenile, and Provo Justice Courts be co-located into a common courthouse facility, and that the existing 4th District Courts Building be sold or demolished. In terms of long-term overall value to the AOC and the 4th District this option is very clearly the most cost-effective.
2. If the cost to co-locate the 4th District Juvenile court with the 4th District court is prohibitive, then the next recommended option would be that the existing 4th District and Provo Justice Courts be co-located into a common courthouse facility, and that the existing 4th District Courts Building be sold or demolished. Although this might prove to be the optimal solution for the Provo 4th District courts, it would not address the existing needs of the Provo 4th District Juvenile courts.

V *Development Option Concept Studies*

Based on space requirements developed as part of this document, this study quickly explored three building massing options. Massing options were based on a “standard” Provo City Block of 400 feet by 400 feet. For the purpose of this exercise, this site test is based on Building Option #4. Option #4 contains all new space for the 4th District and the 4th District Juvenile courts, as well as new space for the Provo City Justice Court. It was selected because it reflects the largest amount of “new construction” that the site would be required to support. Option #4 would ultimately contain 233,000 s.f. of space supporting the operation of 20 courtrooms. Key to this study was also evaluating the impact of parking for this site. Additionally, each massing option was explored for MAXIMUM site build-out, including the original 20-courtroom building, plus potential future expansion of 4 courtrooms to a total of 24 courtrooms.

Parking Requirements

Option #4 would support a staff of approximately 163 employees, although not all employees would be on site simultaneously. Based on Provo City requirements, a building of 233,000 s.f. would require approximately 700 parking stalls. However, based on actual use, this building would require approximately 160 staff parking stalls, and 180 visitor parking stalls. Among the staff stalls would be a minimum of 30 “secure” parking stalls for judges and key employees. Among the visitor parking stalls would be the building sallyport parking which would be designed to support two corrections busses and up to 8 police vehicles (squad cars and vans).

At 350 s.f. per stall, Provo City parking requirements would require 245,000 s.f. of parking to support 700 parking stalls. Courts standards (340 parking stalls total) would require approximately 120,000 s.f. of parking area. Translated into a more “manageable” figure, if parking could be provided across the length of a block (approximately 360 feet in length), then three “rows” of parking @ 60’ wide each (180’ wide in total) would yield approximately 65,000 s.f. of parking per level. In the most simple of terms, to park this courthouse would require 2 levels of structured parking, occupying half of a Provo City block.

V Development Option Concept Studies (cont.)



Massing Option #1 **4 Courtrooms per Court Floor**

This option explored a “typical” courts floor footprint of 4 courtrooms per floor, totaling approximately 30,000 s.f. per floor. This option would require a minimum of 6 courtroom floors, plus an additional 2 floors of administrative space, and a secure basement to accommodate prisoner transportation, creating a total building area of 270,000 s.f. This option maximizes on-site parking opportunities. This option also maximizes building height at approximately 160 feet. However, this option also created the greatest compromise to building operations. With only two prisoner transportation cores, the efficient movement of staff, prisoners and public is severely impacted. Due to the operational limitations of this configuration, the 4-courtroom building footprint cannot be recommended.



Massing Option #2 **6 Courtrooms per Floor**

This six-level option explored the creation of five levels of courtrooms and one level of at-grade administrative space. Courtroom floors varied from four courtrooms on the upper two floors, to 6 courtrooms in the middle floors of the building. The typical building footprint is approximately 45,000 s.f. with the upper floors reducing to 30,000 s.f. This option also included a partial basement for prisoner-related transportation and holding services. This option seems to offer the best blend of internal operational efficiency and on-site parking availability. It also allows for building expansion without the loss of critical parking. Of the three options explored, this is the recommended option.



Massing Option #3 **8 Courtrooms per Floor**

This four-level option explored the creation of three levels of 8 courtrooms, at approximately 60,000 s.f. per floor, plus one at-grade level of administrative space. It also included a partial basement for prisoner-related transportation and holding services. The 8-courtroom footprint is the most efficient of the three explored. It offers the greatest flexibility in terms of courtroom variations and mixes, and reduces overall building operations and security costs. However, due to the size of a typical Provo City block, the 8-courtroom footprint can barely be accommodated on the site. Parking for this facility would be severely impacted if the parking had to share the same block as the building. Future expansion options for this configuration are also severely limited. Due to the severe parking limitations associated with this configuration, the 8-courtroom cannot be recommended.

Recommendations

1. Based on the dimensions of a typical Provo City block, combined with anticipated parking requirements for this facility, Massing Options #2 is recommended as the option that offers the best balance between building efficiency and project parking requirements. A concept sketch of how Option #2 would mass up on the site is included with this report.

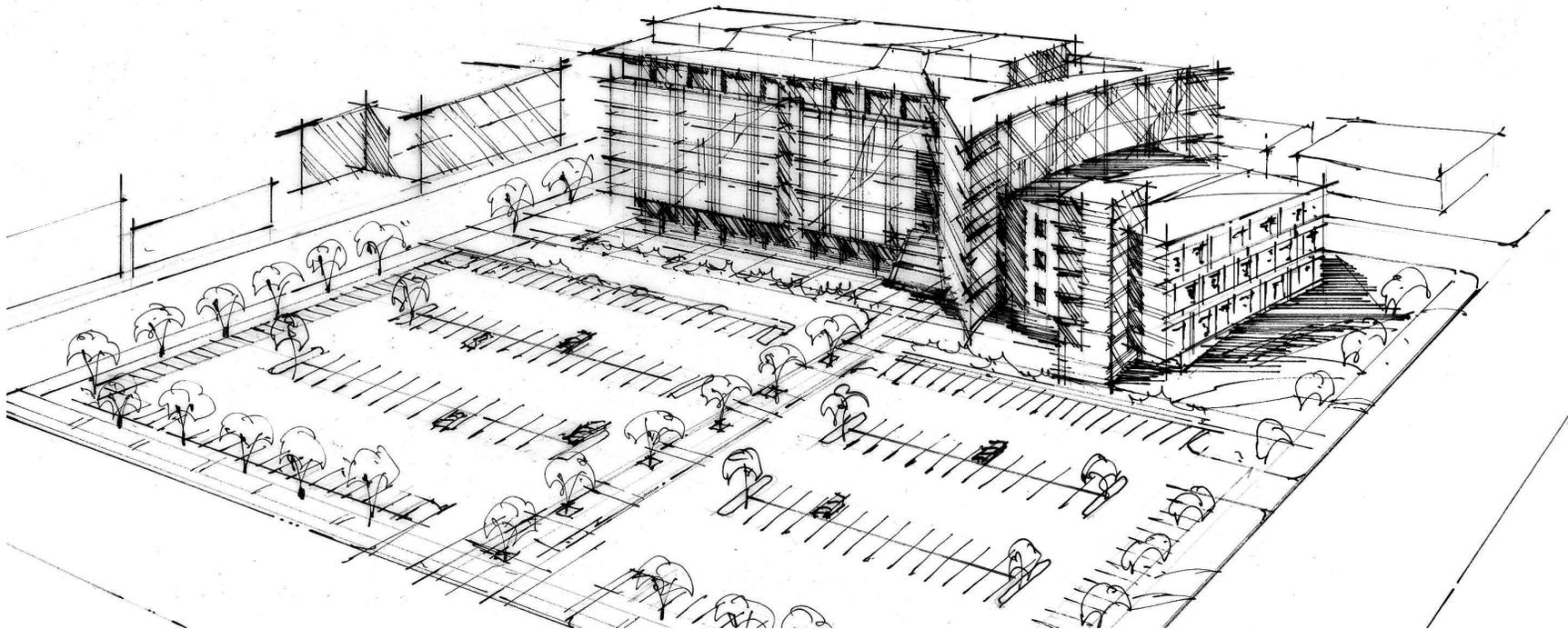




Figure 2.1: Google earth image of 4th District Judicial Center | Provo City, UT

Background

The Utah State Courts 4th Judicial District is comprised of Juab, Millard, Utah and Wasatch counties. It is a district that has seen, and continues to see, tremendous population growth, especially along the I-15 corridor. Due to this growth, the Utah State Administrative Office of the Courts (AOC) has been proactive in analyzing and addressing growth patterns and the subsequent impact on court services.

In 1999 the AOC commissioned an analysis of existing 4th District court facilities along with a 25-year growth plan for the 4th District. This document explored the demographics of the 4th District, and recommended strategic development at key population nodes, phased over time. The first fruits of this study were the development of the American Fork Police & Courts facility in American Fork, Utah in 2003.

In 2004 the 1999 study was updated, and recommended continued phased growth in the 4th District, with the next step being a focus on the north and south “perimeters” of the I-15 corridor. It recommended the next phase of expansion within the district be at the south end of the I-15 corridor. The Spanish Fork Police & Courts facility was created in 2008.

Once again in 2010 the 4th District Expansion Study was updated, based on demographic projections thru the year 2030. Extracts from this report are attached in the Appendix of this document. This study carefully analyzed four different approaches to court growth in the 4th District. A brief recap of these expansion approaches is as follows:

1. **Balanced:** The Balanced approach looked at the creation of several small court facilities scattered throughout the 4th District.

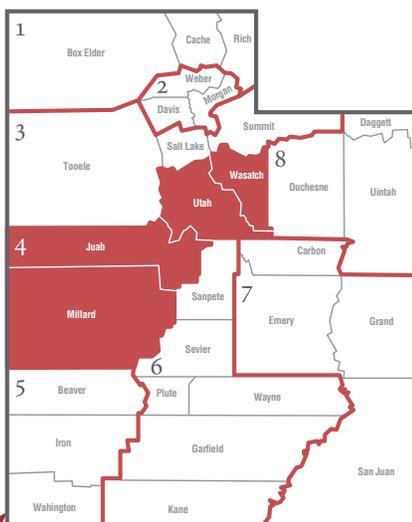


Figure 2.2: State of Utah | Court Districts Map

2. **Dual Hub:** The Dual Hub approach explored the creation of a “Northern” court hub in the Lehi area, and a “Southern” court hub in the Provo area.
3. **Hub & Spoke:** The Hub & Spoke approach examined the creation of a very large central court presence in Provo, with several smaller satellite court facilities throughout the balance of the 4th District.
4. **Linear:** The Linear approach recommended development along the I-15 corridor, with key court facilities in American Fork, Orem, Provo, Spanish Fork, and at the far north end of the 4th District at the Salt Lake / Utah County border.

After careful deliberation, the AOC elected to proceed with implementation of the Linear scheme, as it offered the best balance between decentralization (bringing the courts to the community) and flexibility of courts personnel and services. At the heart of the Linear scheme was the next phase of expansion of the 4th District in the Provo, Utah area.



Figure 2.3: Linear System Approach

The Provo 4th District Court / U.S. Federal Court

Key to the success of the Utah State Courts in the 4th District is their presence in the Provo area. Currently there are 9 District Court courtrooms located in downtown Provo. There is also a 4th District Court presence in Orem, located in what can only be classified as “marginal” space, and requires replacement. Caseload demands within the 4th District indicated that by 2013 the 4th District Court in Provo have a 12-court presence. This date has already come and past without any expansion of services. By 2025 the increase in caseload needs will have translated to an additional 3 District courtrooms required in the Provo area. It is clear that there is already a significant pent-up need for court space in the 4th District, and that the most appropriate location for these courts is in Provo. As population in the 4th District increases, the caseload demand on the courts will become critical and will approach failure mode, as they will no exceed the capacity of the courts to address them. It is therefore recommended that the 4th District Court presence in Provo be increased to 12 courtrooms, with the potential of expansion to 16 courtrooms by approximately 2025.

Additionally, it should be noted that the United States Federal Court has expressed interest in co-locating one federal courtroom in the Provo area. This document includes program information for on US Federal Court courtroom. It is recommended that this space be designed

to “align” with Utah Judicial Facility Design Standards. The courtroom (and associated support areas) can then function as either permanent Federal space, or a temporary lease until 4th District needs require the use of this space.



Figure 2.4: 4th District Judicial Center | Provo City, UT

Provo 4th District Juvenile Court

Whereas the Provo District Courts are located in the heart of downtown Provo, Utah, the Provo 4th District Juvenile Court courtrooms are located south of the downtown at 1810 South State Street. They are separated from the District Courts by approximately 3.2 miles. Juvenile Court probation is located within and also adjacent to the Juvenile Court facility. In addition to the two juvenile courts located in Provo, the 4th District also has two juvenile courts located in Orem Utah, at the same facility as the Orem 4th District Court. Again, the Orem space occupied by the 4th District Juvenile Court can only be classified as “marginal” space, and requires immediate replacement. It is highly recommended that if the Provo 4th District Juvenile Court co-locates with the District court, that the Orem operations be consolidated into this facility. It is therefore recommended that the 4th District Juvenile Court presence in Provo be increased to 4 courtrooms, with the potential of expansion of one to two additional courtroom(s) by approximately 2025



Figure 2.5: 4th District Juvenile Court | Provo City, UT

The Provo City Justice Court

In addition to the 4th District court needs, the building currently housing the Provo City Justice Court is scheduled for demolition as part of a Provo City RDA action. Provo City has expressed a strong desire to co-locate with the Utah State 4th District in a common court facility. This co-location would again be beneficial to court patrons of Provo City and Utah County. Provo City would pay for their portion of the overall project. Provo City would require space for three courtrooms, plus associated support staff areas.



Figure 2.6: 4th Provo City Justice Court | Provo City, UT

4th District Court Development Options

Based on courtroom needs of the 4th District, combined with space needs for the Provo City Justice Courts, this study explored four potential development options. At the heart of the evaluation were two key questions:

1. Should the 4th District Juvenile court co-locate with the 4th District court and Provo City Justice court in a common facility?
2. Should the existing 4th District court building be renovated or replaced?

	Exclude 4th District Juvenile Court		Include 4th District Juvenile Court		Recommended	
	Option #1 Renovate 4th Dist. Bldg.	Option #2 Replace 4th Dist. Bldg.	Option #3 Renovate 4th Dist. Bldg.	Option #4 Replace 4th Dist. Bldg.		
I. Building Areas						
Renovated 4th District Building	62,000	N/A	62,000	N/A		
New Courthouse Building	132,939	184,549	181,372	232,982		
TOTAL: Square Footage	194,939	184,549	243,372	232,982		
II. Courts, Courtrooms and Staff						
	Total Courts	Total Staff	Total Courts	Total Staff	Total Courts	Total Staff
4th District Court Courtrooms	12	95	12	86	12	74
4th District Juvenile Court Courtrooms	0	0	0	0	4	57
4th District / Optional Federal Court Courtrooms	1	12	1	12	1	12
Provo Justice Court Courtrooms	3	29	3	29	3	29
TOTAL: Courtrooms	16	136	16	127	20	172
III. Project Costs						
Building Construction Costs	\$61,146,119	\$54,296,375	\$74,957,045	\$68,107,301		
Project Soft Costs	\$12,917,984	\$12,187,431	\$15,915,898	\$15,185,346		
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TOTAL: Cost per Square Foot	\$379.93	\$360.25	\$373.39	\$357.51		
IV. Project Cost per Court Type						
4th District Court	\$59,702,713	\$52,866,492	\$58,674,546	\$52,463,998		
4th District Juvenile Court	\$0	\$0	\$18,084,332	\$17,315,008		
4th District / Optional Federal Court	\$5,176,314	\$4,908,125	\$5,087,170	\$4,870,757		
Provo Justice Court	\$9,185,076	\$8,709,189	\$9,026,895	\$8,642,883		
TOTAL: Project Cost per Court Type	\$74,064,102	\$66,483,806	\$90,872,943	\$83,292,647		
RANKINGS	4th	2nd	3rd	1st		

**Option #1 Co-locate 4th District and Provo Justice Courts
Renovate the Existing 4th District Courts Building**

This option analyzed the space requirements necessary to house the 4th District and Provo City Justice courts, and costs to renovate the existing 4th District Courts building. Surprisingly, this option was NOT the least expensive, or the option requiring the least amount of square footage.

The condition, systems and operation of the existing 4th District building were carefully reviewed, as detailed in Section 3 of this document. To comply with existing courts standards, the existing 4th District building would need to be modified from 9 courtrooms to 6 courtrooms. This expensive remodel work would result in a highly inefficient footprint due to the unique limitations of the building structure and systems. Simply put, this Option would generate the lowest return per dollar spent for the courts. As such, it is the lowest ranked of all options reviewed.

Area:	Total Square Footage	194,939 s.f.	2 nd
Overall Cost:	Total Project Cost	\$ 74,064,102	2 nd
Value:	Cost / Square Foot	\$ 379.93	4 th
Efficiency:	Square Feet / Courtroom	12,184 s.f.	4 th
Overall Ranking:	Total Value per Dollar Spent		4th

**Option #2 Co-locate 4th District and Provo Justice Courts
Renovate the Existing 4th District Courts Building**

This option analyzed the space requirements necessary to house the 4th District and Provo City Justice courts, and costs to either sell or demolish the existing 4th District Courts building. The operations currently housed in this building would then be incorporated into the new courts facility. This option was the least expensive of all options reviewed. However, this option was NOT the least expensive in terms of overall value to the 4th District, when issues such as operations costs were factored into the equation. The operation of separate district and juvenile courts, located several miles apart, requires a significant amount of redundancy in staff and square footage. This redundancy is especially noticeable in the management of defendants-in-custody. But it is also noticeable in key support staff areas, including building security (building entry locations), and public transaction counters. Overall, this is the second-highest ranked recommendation of all options reviewed.

Area:	Total Square Footage	184,549 s.f.	1 st
Overall Cost:	Total Project Cost	\$ 66,483,806	1 st
Value:	Cost / Square Foot	\$ 360.25	2 nd
Efficiency:	Square Feet / Courtroom	11,534 s.f.	1 st
Overall Ranking:	Total Value per Dollar Spent		2nd

**Option #3 Co-locate 4th District, 4th District Juvenile, and Provo Justice Courts
Renovate the Existing 4th District Courts Building**

This option analyzed the space requirements necessary to house the 4th District, 4th District Juvenile, and Provo City Justice courts, and costs to renovate the existing 4th District Courts building. This option was the most expensive of all options evaluated.

As stated in Option #1 above, the condition, systems and operation of the existing 4th District building were carefully reviewed, as detailed in Section 3 of this document. To comply with existing courts standards, the existing 4th District building would need to be modified from 9 courtrooms to 6 courtrooms. This expensive remodel work would result in a highly inefficient footprint due to the unique limitations of the building structure and systems. Because of sight and sound separations required between juvenile and adult defendants in custody, the existing 4th District sallyport could not be remodeled to service the entire complex, and would therefore be a necessary redundancy. This is only one example of multiple “duplications of service” required between the existing 4th District Building and the new court facility. In summary, the inefficiencies encountered in Option #1 also exist in Option #2; however, the cost of these inefficiencies is shared across a larger overall square footage. This is the second lowest ranked of all options reviewed.

Area:	Total Square Footage	243,372 s.f.	4 th
Overall Cost:	Total Project Cost	\$ 90,872,943	4 th
Value:	Cost / Square Foot	\$ 373.39	3 rd
Efficiency:	Square Feet / Courtroom	12,169 s.f.	3 rd
Overall Ranking:	Total Value per Dollar Spent		3rd

**Option #4 Co-locate 4th District, 4th District Juvenile, and Provo Justice Courts
Sell or Demolish the Existing 4th District Courts Building**

This option analyzed the space requirements necessary to house the 4th District, 4th District Juvenile, and Provo City Justice courts, and costs to either sell or demolish the existing 4th District Courts building. The operations currently housed in this building would then be incorporated into the new courts facility. Although this option was not the least expensive in terms of overall construction cost, it was the optimal in terms of overall value to the 4th District, when issues such as operations costs were factored into the equation. It was also more cost effective than remodeling the existing 4th District Courts building. The co-location of the Juvenile and District courts, combined with the co-location of the Provo Justice court, into one new facility, offered the best overall value in terms of both cost per square foot for construction, and long-term operational efficiencies. The costs associated with the square footage and operational staffing of both the building commons spaces (entries, lobbies, etc.) and the secure spaces (sallyport, central control, and central holding) can be shared across the 4th District, 4th District Juvenile, and Provo City Justice courts. Cross training of 4th District and 4th District Juvenile support staff can result in a lower overall number of staff positions required to properly service the public.

Additionally, the costs between ALL options were evaluated based on the demolition of the existing 4th District Courts building. There is inherent value in the existing structure, if it can be properly re-purposed. To sell this structure rather than demolish it could result in an additional overall estimated savings +/- \$5,000,000. The actual value of this building should be independently assessed.

Area:	Total Square Footage	233,119 s.f.	3 rd
Overall Cost:	Total Project Cost	\$ 83,292,647	3 rd
Value:	Cost / Square Foot	\$ 357.51	1 st
Efficiency:	Square Feet / Courtroom	11,649 s.f.	2 nd
Overall Ranking:	Total Value per Dollar Spent		1st

Recommendations

1. Based on the analysis of available options, it is recommended that, construction budget permitting, the existing 4th District, 4th District Juvenile, and Provo Justice Courts be co-located into a common courthouse facility, and that the existing 4th District Courts Building be sold or demolished. In terms of long-term overall value to the AOC and the 4th District this option is very clearly the most cost-effective.
2. If the cost to co-locate the 4th District Juvenile court with the 4th District court is prohibitive, then the next recommended option would be that the existing 4th District and Provo Justice Courts be co-located into a common courthouse facility, and that the existing 4th District Courts Building be sold or demolished. Although this might prove to be the optimal solution for the Provo 4th District courts, it would not address the existing needs of the Provo 4th District Juvenile courts.



Figure 3.1: 4th District Judicial Center | Provo City, UT

Introduction

The Provo 4th District Courts Building was constructed in the late 1980s. It was constructed as a developer-led design build project. An evaluation of the existing structure was performed, including a review of the original construction documents and several building inspections. The following is a brief summary of the building evaluation.

Systems

For a building of approximately 25 years old virtually all of the major building components are still in acceptable condition.

- The building envelope (walls and roof) is still intact, although the envelope is far from energy efficient. Based on the construction details, the building skin does NOT have a continuous vapor barrier. As such it appears there are several areas where significant energy loss appears to occur. Although this adds considerably to the operational cost of the building, it does not compromise the building life span or endanger public health and safety.
- The building “skeleton” (structural and mechanical/electrical distribution systems) does not require major renovation or upgrade.
- The building structure has no major seismic deficiencies, although the building code has become more stringent since the date of construction.
- The major building components (mechanical equipment, electrical transformers) are reaching the end of their life cycle, but do not show signs of eminent failure. Smaller items (filters, etc.) appear to be maintained and replaced on their recommended intervals as part of the building’s routine maintenance. It should be noted that most if not all of the major building components will require replacement within the next 5 years. As such appropriate funding should be set aside for this replacement work, or credited into the cost of a replacement building.

Original Construction

The greatest challenges associated with this building revolve around the quality of the original construction. The quality of construction is consistent with a Class C+ to Class B- speculative office building. Some specific include the following:

- The building lateral seismic system is an internal “X” brace system, as opposed to a more costly moment frame system. The “X” braces create unique challenges to interior circulation and flow, and have a severe impact on any interior renovation options.
- The exterior skin is brick and tinted glass (Solarban 70). The design does not address Utah Judicial Facility Design Guidelines for secure perimeters, blast resistance, etc.
- The interior partitions are simple drywall and metal stud construction. They do not meet the Utah Judicial Facility Design Guidelines for sound control, secure separation, and for overall lifespan and vandal resistance.
- Eight of the nine existing courtrooms do not comply with the Americans with Disabilities Act (ADA).
- Several “shortcuts” were taken in the original design, including undersized public areas, inadequate and undersized Defendant-In-Custody (DIC) holding areas, inadequate attorney/client conference areas, inadequate data and technical equipment areas, and the elimination of several key ancillary court support spaces such as courtroom vestibules, secure witness rooms, jury assembly spaces, arraignment court space, etc. The 4th District has learned to “work around” several of these deficiencies (such as using a courtroom for the jury assembly space). However, the 4th District “work-arounds” are only Band-Aids covering larger issues.
- There are several areas in the building where “shortcuts” in the original design create a potentially dangerous court environment. The most glaring of these deficiencies center around the movement of Defendants-In-Custody (DIC). The building exterior was never properly designed to receive the DIC population. The current design solution is only marginally better. Additionally, within the building prisoners and court staff (including judges) share two common elevators. If this building is to remain as a functioning courthouse, these deficiencies MUST be addressed. Both items can be solved, but at a very high cost in both construction and in long-term operations.

Summary

This report identifies 16 items that must be addressed if this building is to remain in use as part of the 4th District Court system. Each item is briefly discussed below, with a simple graphic identifying the location of the item to be addressed. Additionally, each item has been evaluated in terms of Cost Magnitude. The first 12 items require only “First Cost” monies to address. Once the modification has been completed there should be no additional costs. The last four items have both “First Cost” and “Ongoing Operational Cost” components. Even after the work is complete, there will be inherent additional costs for as long as the facility is in operation. In order to simplify our analysis, we have assumed a building life expectancy of an additional 20 years. Projected costs are as follows:

First Cost Construction Costs:	\$11,527,000
Ongoing Operational Costs:	\$10,700,000
Total Cost Impact to Maintain this Facility:	\$22,227,000

Recommendations

The existing 4th District Court Building would function well as a speculative office building. However, as a courthouse the building displays numerous compromises that range from minor inconveniences to a major security breaches. The cost to address these deficiencies is virtually identical to the costs required to replace this square footage. Replacement of this facility would also eliminate the ongoing operational costs that will be incurred due to the inefficiency of the existing OR remodeled space. Therefore we provide a list of recommendations, ranked from highest to lowest

1. Sell this building and apply any dollars gained to offset a portion of the cost of new construction.
2. Repurpose this building to more appropriate court support (probation, etc.), government, or private office functions.
3. Demolish this building and build replacement square footage.
4. Retain this building as a courthouse and work within its inherent operational deficiencies

Design Related Issues

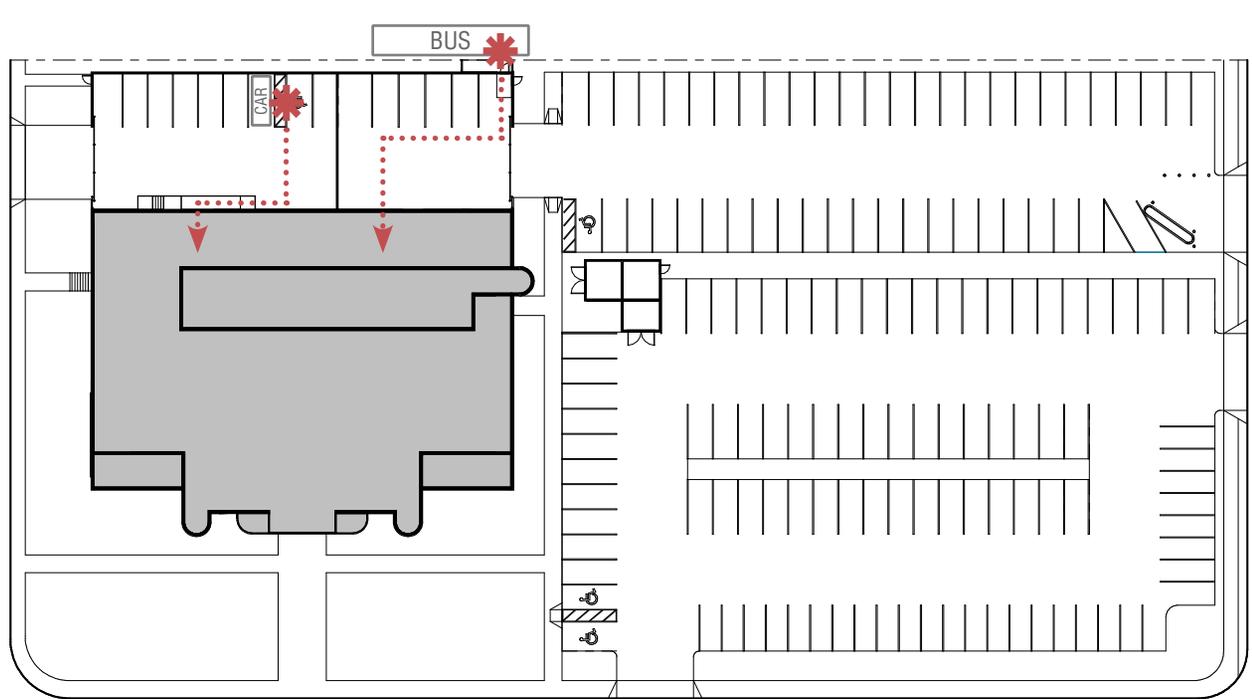
Design Related Issues are those that can be resolved thru remodeling work of the building interior or exterior spaces. Once these issues are addressed there will not be any significant ongoing costs.

1 Prisoner Transport from Building Exterior

Description of Issue: Currently there is no secure delivery of prisoners. Prisoners in squad cars are brought into the Judge's Secure Parking Area. Prisoners in busses are delivered to the parking lot west of the building, and placed in a chain link enclosure prior to being brought through the Judge's Secure Parking Area and into the building. Neither prisoner delivery scenario complies with Utah Judicial Facility Design Standards. The exterior delivery scenario places both transportation officers and the public at extreme risk.

Potential Solution: A tunnel delivery system could be developed linking the central control area to a secure vehicle sallyport. This option would be expensive, and would not be ideal, but would mitigate to a large degree the overall security risk.

Construction Cost Magnitude
\$1,496,000



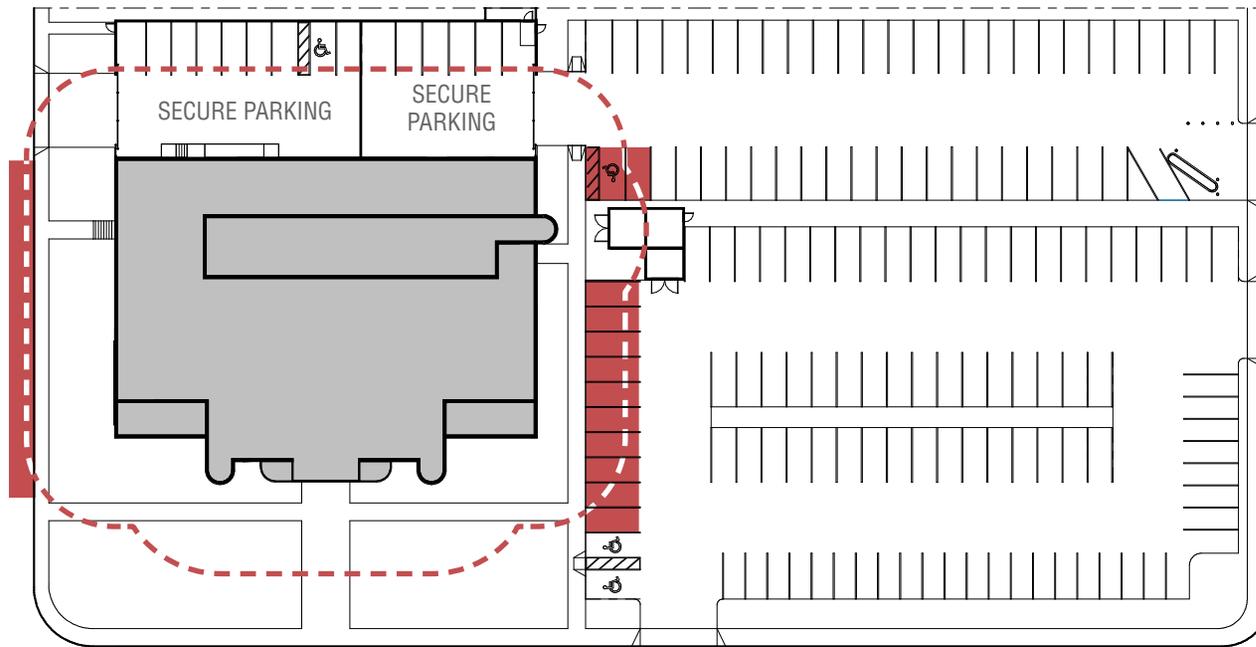
2 Building Stand-off / Site Security Perimeter

Description of Issue: The siting of the existing building does not provide adequate stand-off distances from the surrounding streets and parking lots. Additionally, it is currently possible to park a vehicle immediately adjacent to the courthouse on the south, east and north sides of the building.

Potential Solution: The site could be selectively bermed. In areas where a berm would interfere with overall building aesthetics a series of trees, bollards, or retaining walls could be created.

Construction Cost Magnitude

\$405,000



3 *Inadequate Central Holding*

Description of Issue: Level 1 Central holding has only two large holding cells. The courts within the building (assume 6 courtrooms in the future) require several times this capacity.

Potential Solution: Remodel the Storage Area along the west wall of the first floor (just south of the current holding cells) into additional holding. This will greatly reduced the available storage for the Clerk of Courts. Also, this area will need to be hardened, and retrofitted with secure fixtures, floor drains, etc.

Construction Cost Magnitude

\$1,240,000

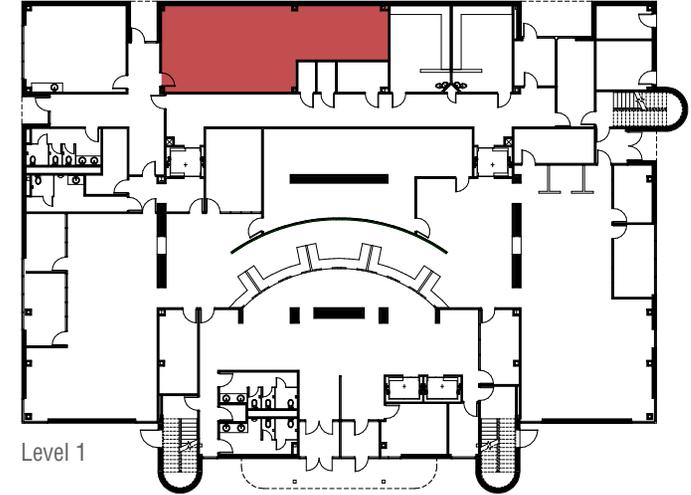
4 *Insufficient Public Interface Clerical Counter Space*

Description of Issue: There is insufficient space on Level 1 for all Clerical Functions that require public interface.

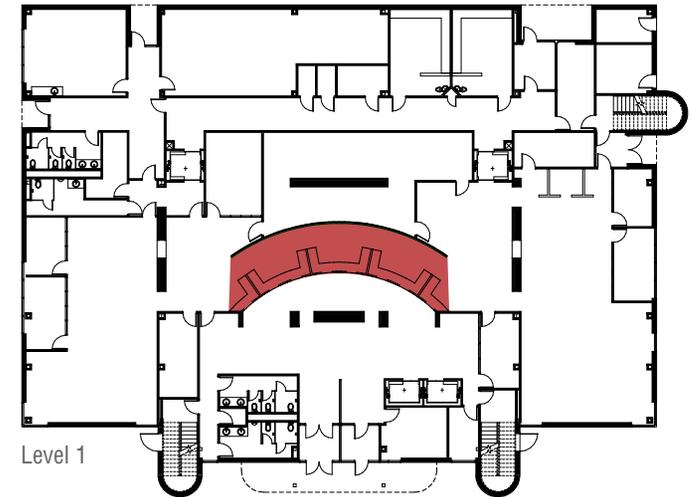
Potential Solution: Convert space Level 1 to a Public Transaction Counter and Public Technology space. Create additional non-public clerical space on Levels 2 or higher. This solution, although doable, is not ideal, as it divides clerical functions across multiple floors.

Construction Cost Magnitude

\$1,824,000



Level 1



Level 1

5 *No Space for Current Court Technologies*

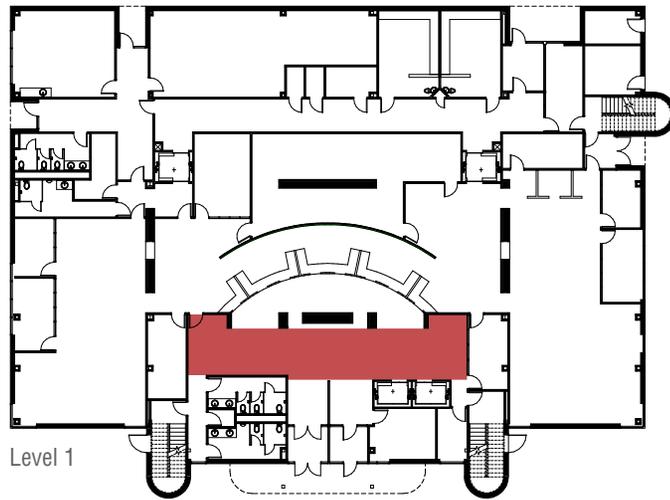
Description of Issue: At Level 1 there is currently no space for public interface court technologies (public kiosks, abstract areas, etc.).

Potential Solution: Convert space on Level 1 to a Public Transaction Counter and Public Technology space. Create additional non-public clerical space on Levels 2 or higher. This solution, although doable, is not ideal, as it divides clerical functions across multiple floors.

Construction Cost Magnitude

\$0

(if done in conjunction with Item #4)



6 *Bifurcated Clerical Space*

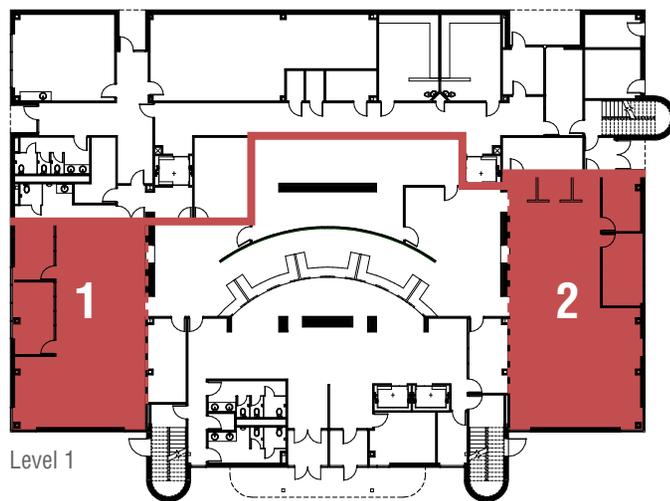
Description of Issue: The current design of Level 1 divides the clerical areas into three quadrants. This configuration is due in large part to the building structural system, which has two very large “X” braces at third points within the building. These braces cannot be moved.

Potential Solution: Convert space on Level 1 to a Public Transaction Counter and Public Technology space. Create additional non-public clerical space on Levels 2 or higher. This solution, although doable, is not ideal, as it divides clerical functions across multiple floors.

Construction Cost Magnitude

\$0

(if done in conjunction with Item #4)



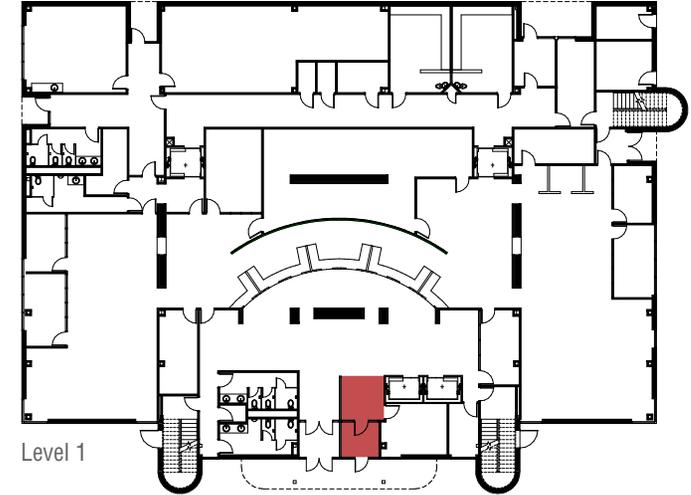
7 *Inadequate Entry Secure Screening Area*

Description of Issue: On busy court calendar days there is inadequate queuing space in the building lobby. Court patrons stand outside waiting in line to be screened and enter the building.

Potential Solution: Relocate the building lobby to the east, and create additional interior queuing space.

Construction Cost Magnitude

\$123,000



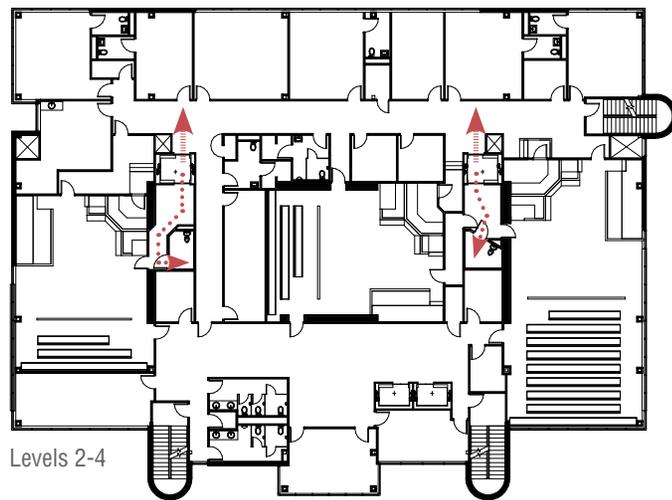
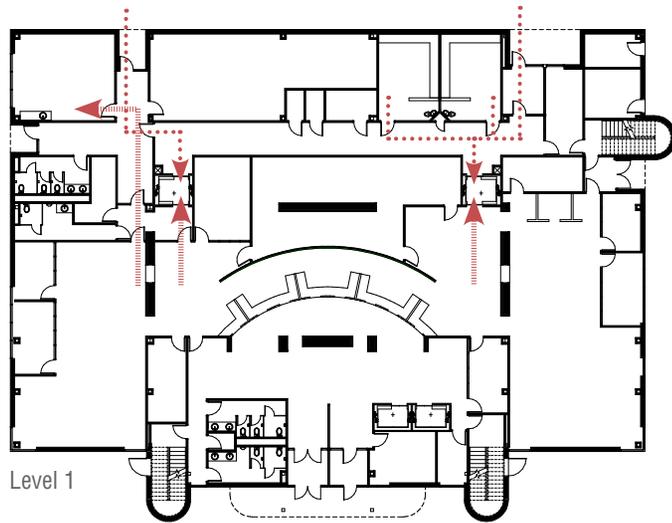
8 Shared Circulation Court Between Court Staff & Prisoners

Description of Issue: The building currently shares two elevators between court staff and prisoners being transported to court. This is a significant violation of Utah Judicial Facility Design Standards, and exposes court staff to potentially dangerous situations. As the building has aged, these elevators experience constant operation issues. Often the building sees system failures, including doors opening ONLY on the staff side on Level 1, and ONLY on the holding cell side on upper Levels. The result is that court staff are required to avoid the elevators, and must circulate into the building, or from floor to floor thru the emergency egress stair system.

Potential Solution: Remove the central courtroom on each court floor (Levels 2 – 4). Remodel this space to accommodate two new elevators, two new holding cells, replacement clerical space (see Items 2 – 4), and expanded court waiting area.

Construction Cost Magnitude

\$1,200,000
for elevator replacement



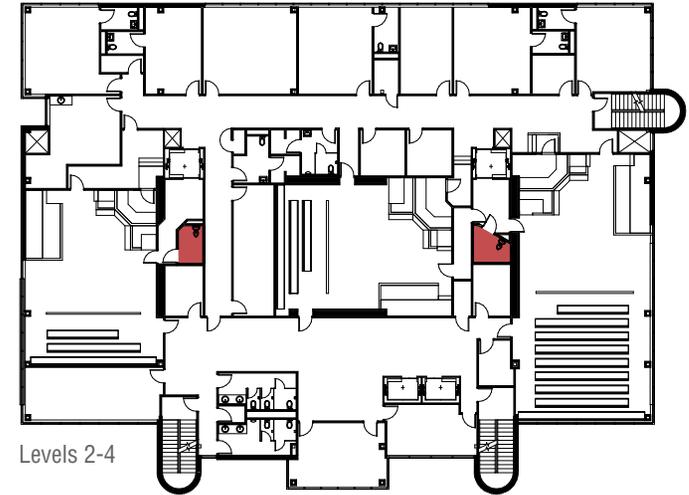
9 *Only One Holding Cell per Court Holding Area*

Description of Issue: Each courtroom floor has only one holding cell per Holding Area (two holding cells for three courtrooms). This severely limits courtroom operations, and requires that many prisoners be held at Level 1 and transported to each courtroom on a case-by-case basis. This is both an operational issue and a safety issue.

Potential Solution: Remove the central courtroom on each court floor (Levels 2 – 4). Remodel this space to accommodate two new elevators, two new holding cells, replacement clerical space (see Items 2 – 4), and expanded court waiting area.

Construction Cost Magnitude

\$846,000



Levels 2-4

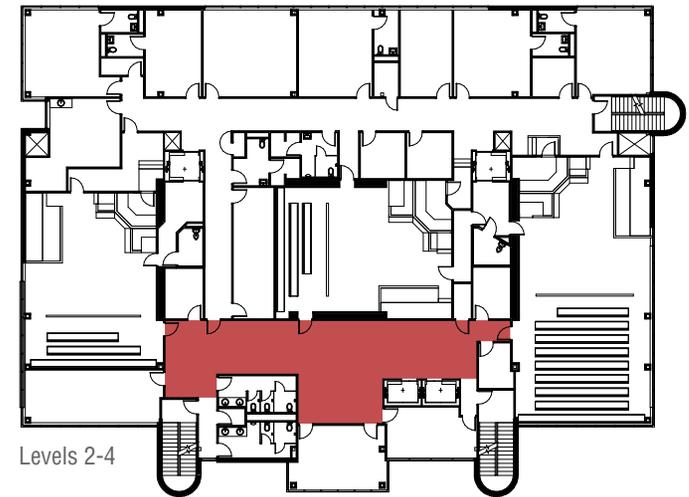
10 *Inadequate Court Waiting Areas*

Description of Issue: On Levels 2 – 4 there is inadequate public waiting space. The space that is available is unpleasant and is not in compliance with Utah Judicial Facility Design Guidelines. This impacts court calendaring, and can create a very undesirable situation for protected witnesses, who are currently sharing the lobby with the public.

Potential Solution: Remove the central courtroom on each court floor (Levels 2 – 4). Remodel this space to accommodate two new elevators, two new holding cells, replacement clerical space (see Items 2 – 4), and expanded court waiting area.

Construction Cost Magnitude

\$1,308,000



Levels 2-4

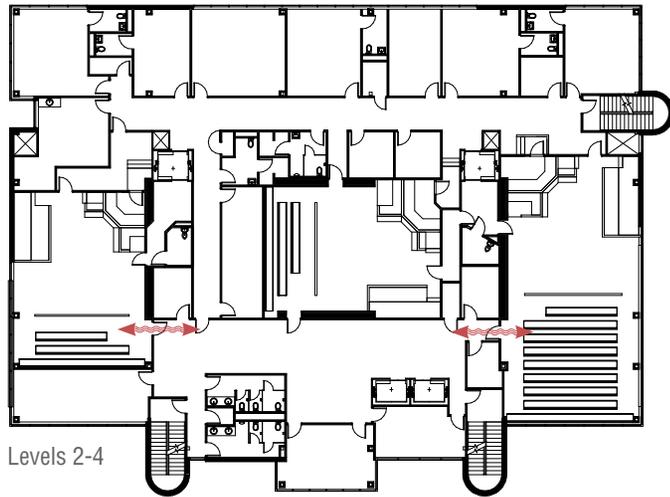
11 *No Vestibules for Courtrooms*

Description of Issue: On Levels 2 – 4 all courtrooms lack a sound vestibule between the courtrooms and the public lobby areas. This design does not comply with the Utah Judicial Facility Design Standards. This condition creates constant interruption for the courts while in session.

Potential Solution: Remodel the existing public waiting areas to include vestibules for the two large courtrooms. Note that this option is possible only if the existing small courtroom is removed and a portion of that courtroom space is renovated into public waiting.

Construction Cost Magnitude

\$234,000



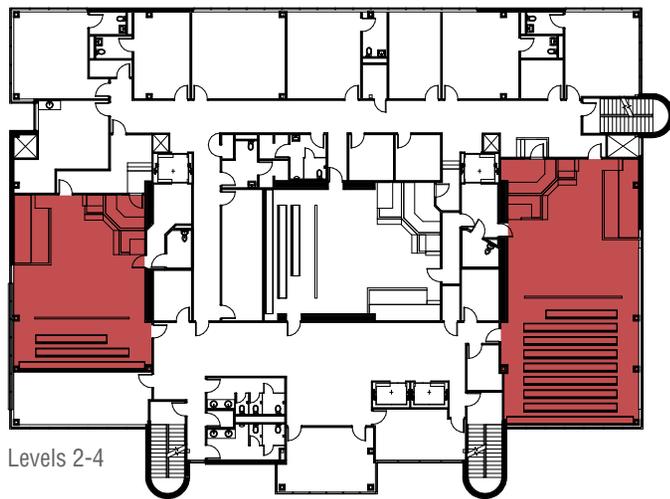
12 *Courtrooms do not Comply with ADA*

Description of Issue: On Levels 2 – 4 five of the six courtrooms are not ADA compliant. This does not comply with national or state access requirements, or with the Utah Judicial Facility Design Standards. This condition has been corrected on the north courtroom of Level 4 only.

Potential Solution: Remodel all courtrooms to be ADA compliant, following the design instituted for the north courtroom of Level 4.

Construction Cost Magnitude

\$1,750,000



Operations Related Issues

Operations Related Issues have BOTH an initial construction cost, AND an impact on ongoing operations costs. With regards to the ongoing operations costs, we have multiplied the annual impact on the operations cost times 30 (assuming a 30-year life for the courts complex) to arrive at a first cost value, making the assumption that interest rates on a construction amount would parallel annual inflation rates on operation costs.

Each item contained on this list WOULD NOT BE REQUIRED if the courts were consolidated into a single, common facility.

13 Redundant Sallyport Areas

Description of Issue: Defendants in Custody will need to be transported to and within two distinct court structures. The existing Sallyport area is far too small to support a facility of 19 to 24 courtrooms. If juvenile court is located in the new complex, there is no possible way to comply with site and sound separation requirements between the juvenile and adult populations. Therefore the new courtroom addition will require its own sallyport and central holding.

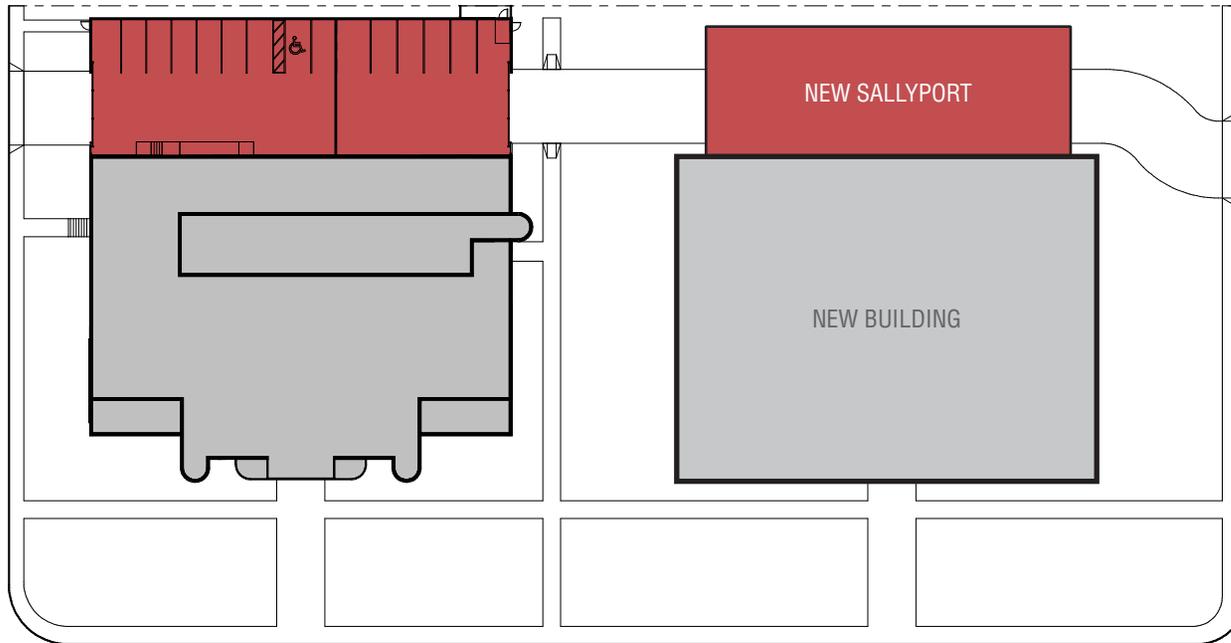
Construction Cost Magnitude

\$0

There is no construction cost associate with this Item based on the work required in Item #1

Operations Cost Magnitude

\$3,900,000



14 Redundant Building Entries

Description of Issue: Each of the two buildings will require its own public entry, creating redundant security checkpoints, equipment, and associated staffing.

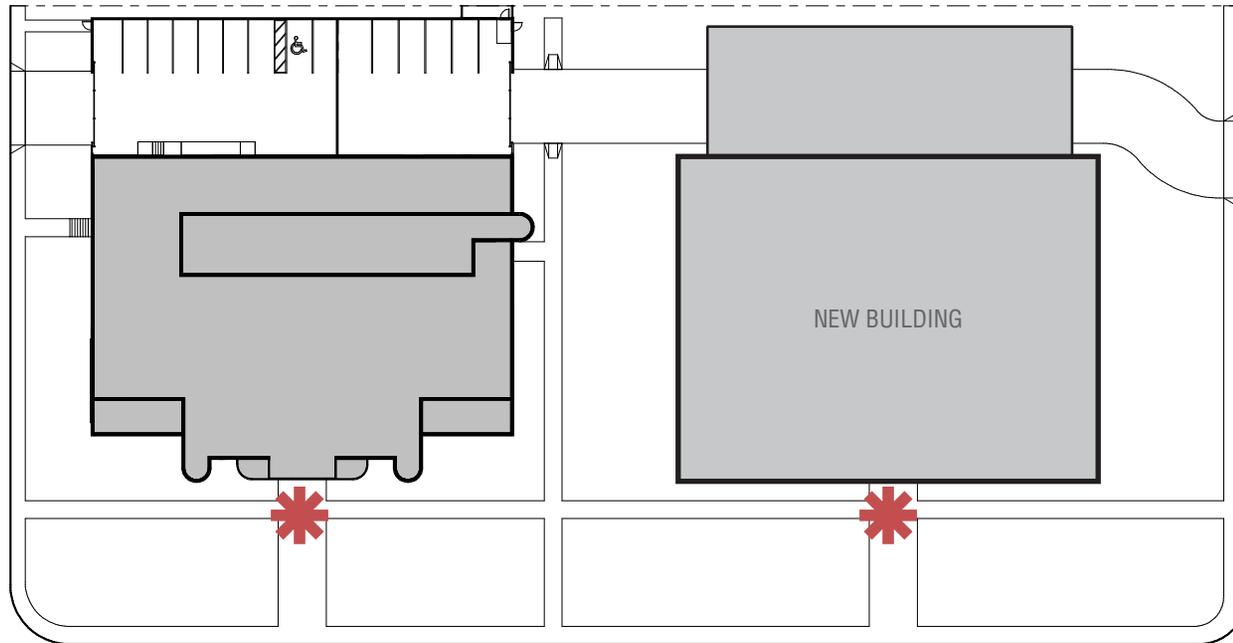
Construction Cost Magnitude

\$0

There is no construction cost associate with this Item based on the work required in Item #1

Operations Cost Magnitude

\$5,280,000



15 Redundant Circulation Paths

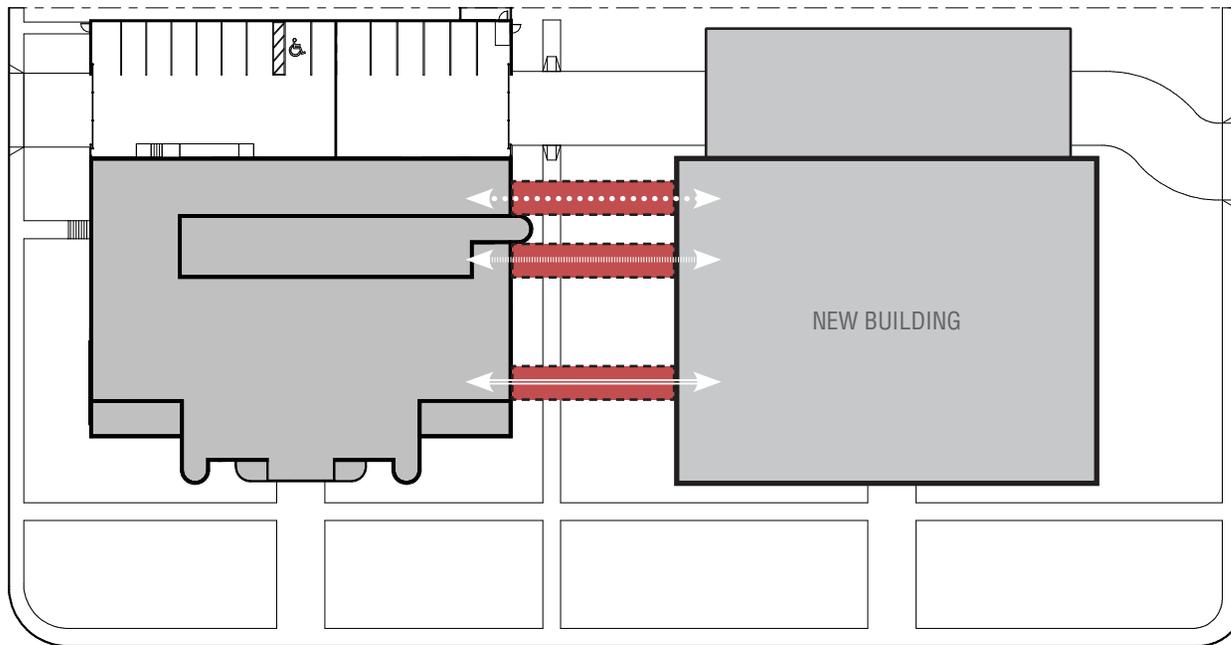
Description of Issue: Each of the two buildings will need to be “linked” at all three key circulation paths: Public, Secure (staff) and Defendant-in Custody. Because the two buildings will be physically separated from each other, each of these “between building” links creates square footage that would not be required in a single building.

Construction Cost Magnitude

\$800,000

Operations Cost Magnitude

\$180,000



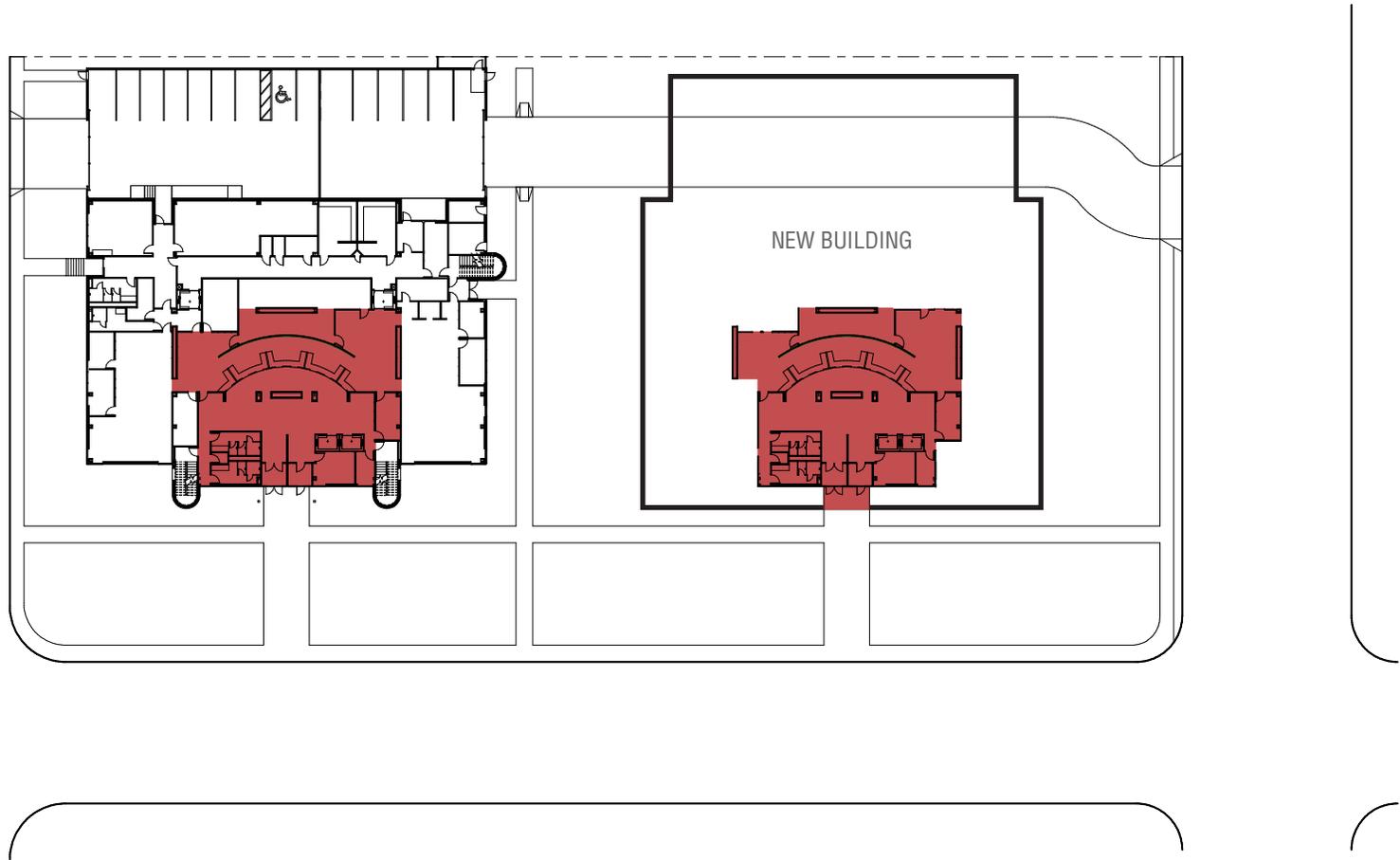
- ◀..... DEFENDANT-IN-CUSTODY (SECURE)
- ◀----- STAFF (SECURE)
- ◀===== PUBLIC

16 Redundant Public Service Areas

Description of Issue: Because of the occupant mix for each building, District Court will require a front-counter presence in each building. Therefore, each of the two buildings will require "Public Service Interface" in the form of public transaction counters, public kiosks, etc. This will not require a complete duplication of public services, but at a minimum will require several redundant front counter positions and more first floor lobby area.

Construction Cost Magnitude
\$271,000

Operations Cost Magnitude
\$3,270,000



Recommendations

The existing 4th District Court Building would function well as a speculative office building. However, as a courthouse the building displays numerous compromises that range from minor inconveniences to a major security breaches. The cost to address these deficiencies is virtually identical to the costs required to replace this square footage. Replacement of this facility would also eliminate the ongoing operational costs that will be incurred due to the inefficiency of the existing OR remodeled space. Therefore we provide a list of recommendations, ranked from highest to lowest

1. Sell this building and apply any dollars gained to offset a portion of the cost of new construction.
2. Repurpose this building to more appropriate court support (probation, etc.), government, or private office functions.
3. Demolish this building and build replacement square footage.
4. Retain this building as a courthouse and work within its inherent operational deficiencies

Overview of Options Feasibility Study

	Exclude 4th District Juvenile Court		Include 4th District Juvenile Court		Recommended	
	Option #1	Option #2	Option #3	Option #4		
	Renovate 4th Dist. Bldg.	Replace 4th Dist. Bldg.	Renovate 4th Dist. Bldg.	Replace 4th Dist. Bldg.		
i. Building Areas						
Renovated 4th District Building	62,000	N/A	62,000	N/A		
New Courthouse Building	132,939	184,549	181,372	232,982		
TOTAL: Square Footage	194,939	184,549	243,372	232,982		
ii. Courts, Courtrooms and Staff						
	Total Courts	Total Staff	Total Courts	Total Staff	Total Courts	Total Staff
4th District Court Courtrooms	12	95	12	86	12	65
4th District Juvenile Court Courtrooms	0	0	0	0	4	57
4th District / Optional Federal Court Courtrooms	1	12	1	12	1	12
Provo Justice Court Courtrooms	3	29	3	29	3	29
TOTAL: Courtrooms	16	136	16	127	20	163
iii. Project Costs						
Building Construction Costs	\$61,146,119	\$54,296,375	\$74,957,045	\$68,107,301		
Project Soft Costs	\$12,917,984	\$12,187,431	\$15,915,898	\$15,185,346		
TOTAL: Project Cost	\$74,064,102	\$66,483,806	\$90,872,943	\$83,292,647		
TOTAL: Cost per Square Foot	\$379.93	\$360.25	\$373.39	\$357.51		
iv. Project Cost per Court Type						
4th District Court	\$59,702,713	\$52,866,492	\$58,674,546	\$52,463,998		
4th District Juvenile Court	\$0	\$0	\$18,084,332	\$17,315,008		
4th District / Optional Federal Court	\$5,176,314	\$4,908,125	\$5,087,170	\$4,870,757		
Provo Justice Court	\$9,185,076	\$8,709,189	\$9,026,895	\$8,642,883		
TOTAL: Project Cost per Court Type	\$74,064,102	\$66,483,806	\$90,872,943	\$83,292,647		
RANKINGS	4th	2nd	3rd	1st		

1st Option Feasibility Study

Code	Section Summaries	Staff	Dept. GSF	Bldg. GSF	Cost	Staff	Dept. GSF	Bldg. GSF	Cost	Staff	Dept. GSF	Bldg. GSF	Cost
BUILDING PROGRAM AREAS AND COSTS													
A	4th District - Court Space	0	24,400	30,012	\$8,673,862					0	24,400	30,012	\$8,673,862
B	4th District - Judicial Office Support	12	7,306	8,986	\$2,484,185					12	7,306	8,986	\$2,484,185
C	4th District - Clerk of Court	26	7,482	9,202	\$2,502,947					26	7,482	9,202	\$2,502,947
D	4th District - Admin. / Court Programs	5	2,290	2,816	\$772,702					5	2,290	2,816	\$772,702
E	4th District - Defendant-In-Custody	1	13,719	16,874	\$4,854,878					1	13,719	16,874	\$4,854,878
F	4th District - Shared / Common	7	22,153	27,248	\$7,686,370					7	22,153	27,248	\$7,686,370
G	4th Dist. Juvenile - Court Space					0	15,923	19,585	\$5,657,223	0	15,923	19,585	\$5,657,223
H	4th Dist. Juvenile - Judicial Office Support					5	4,091	5,032	\$1,388,684	5	4,091	5,032	\$1,388,684
J	4th Dist. Juvenile - Clerk of Court					17	6,478	7,967	\$2,167,182	17	6,478	7,967	\$2,167,182
K	4th Dist. Juvenile - Admin. / Court Progm.					6	2,563	3,152	\$862,471	6	2,563	3,152	\$862,471
L	4th Dist. Juvenile - Probation					8	3,697	4,547	\$1,255,822	8	3,697	4,547	\$1,255,822
M	4th Dist. Juvenile - Shared / Common					0	6,625	8,149	\$2,279,544	0	6,625	8,149	\$2,279,544
N	Federal Court Space	12	11,077	13,624	\$3,804,339					12	11,077	13,624	\$3,804,339
P	Justice Court - Administration	25	15,730	19,348	\$5,405,528					25	15,730	19,348	\$5,405,528
R	Justice Court - Defendant-In-Custody	0	0	0	\$0					0	0	0	\$0
S	Justice Court - Shared / Common	4	3,925	4,828	\$1,367,357					4	3,925	4,828	\$1,367,357
EB	Renovate Exist. 4th Dist. Building Areas	44	45,122	62,000	\$22,227,000					44	45,122	62,000	\$22,227,000
BUILDING PROGRAM AREAS AND COSTS		136	153,203	194,939	\$59,779,168	36	39,376	48,433	\$13,610,926	172	192,579	243,372	\$73,390,095

CONSTRUCTION ELEMENTS IN \$ PER S.F.		Unit	Cost/S.F.
Building Components and Systems	Structural System		\$40.00
	Building Skin	\$94	\$61.10
	Roof	\$10	\$2.00
	Interior Build-out		\$60.00
	Finishes		\$50.00
	Mechanical		\$32.00
	Electrical		\$15.00
	Special Systems: FP/Security/AV Rough		\$12.00
	TOTAL CONSTRUCTION ELEMENTS IN \$ PER S.F.		

TOTAL PROJECT CONSTRUCTION COST				Unit Cost	Quantity	Total Cost
Facility Cost for Program Areas		Per Total Build-Out Above				\$59,779,168
Other Project Const. Costs	Utility Fee Cost / Impact Fees	\$200,000	1		\$200,000	
	Add'l Const. Cost - Demolition	\$50,000	1		\$50,000	
	Add'l Const. Cost - Courtroom IT	\$50,000	10		\$500,000	
	Site Cost - Landscape / Hardscape	\$5	40,000		\$200,000	
	Site Cost - Utility Extensions	\$50,000	1		\$50,000	
	High Performance Building	YES	0.500%	1		\$366,950
Sub-Total: Other Construction Costs						\$1,366,950
TOTAL PROJECT CONSTRUCTION COST						\$61,146,119

1st Option (cont.) Feasibility Study

PROJECT COST PROJECTION		
Total Construction Budget		\$61,146,119
Project Soft Costs		
DFCM Standard Project Soft Costs Per DFCM Form	Hazardous Materials	\$10,000
	Pre-Design / Planning	\$152,865
	Design	\$3,668,767
	Property Acquisition	
	Fixtures, Furnishings & Equipment (FF&E)	\$1,329,390
	Information Technology	\$250,000
	Utah Art	\$611,461
	Testing & Inspection	\$305,731
	Contingency	\$3,057,306
	Moving / Occupancy	
	Builder's Risk Insurance	\$91,719
	Legal Services	\$30,573
	DFCM Management	\$305,731
	Commissioning	\$152,865
	LEED Certification	\$200,000
Inflation @ 3% / Year	\$2,751,575	
Sub-Total: Other Project Budget Costs	\$12,917,984	
TOTAL ESTIMATED COST	\$74,064,102	

PROJECT COST PER SQUARE FOOT		
Facility Cost for Program Areas		\$306.66
Other Project Construction Costs		\$7.01
Project Soft Costs		\$66.27
TOTAL COST PER SQUARE FOOT		\$379.93

NOTES	
Taken from Total Project Construction Costs Above	
\$10,000 Place-Holder for assessment / testing	
0.25% of Construction Cost	
6.0% of Construction Cost	
TBD	
\$10 per S.F. - Includes Juvenile & Justice Court Space, but excludes Exist. 4th Dist. Bldg.	
\$250K for Building	
1.0% of Construction Budget	
0.5% of Construction Cost	
5.0% of Construction Budget	
0.15% of Construction Budget	
0.05% of Construction Budget	
0.5% of Construction Cost	
0.25% of Construction Cost	
Utah State Standard is LEED Silver	
Assume Fall 2016 Construction Start	
21.1% of Total Construction Cost	

GENERAL GROSSING FACTOR		NET S.F.	GROSS S.F.	NET/GROSS
4th District	1.23	114,024	181,315	62.9%
Federal	1.23	8,964	13,624	65.8%
Juvenile	1.23	0	0	0.0%
TOTAL	1.23	122,988	194,939	63.1%

2nd Option Feasibility Study

Code	Section Summaries	Staff	Dept. GSF	Bldg. GSF	Cost	Staff	Dept. GSF	Bldg. GSF	Cost	Staff	Dept. GSF	Bldg. GSF	Cost
BUILDING PROGRAM AREAS AND COSTS													
A	4th District - Court Space	0	47,908	58,927	\$17,023,356					0	47,908	58,927	\$17,023,356
B	4th District - Judicial Office Support	24	14,013	17,236	\$4,762,864					24	14,013	17,236	\$4,762,864
C	4th District - Clerk of Court	48	12,283	15,108	\$4,100,697					48	12,283	15,108	\$4,100,697
D	4th District - Admin. / Court Programs	7	3,237	3,981	\$1,088,048					7	3,237	3,981	\$1,088,048
E	4th District - Defendant-In-Custody	1	17,243	21,209	\$6,142,663					1	17,243	21,209	\$6,142,663
F	4th District - Shared / Common	6	24,625	30,289	\$8,572,131					6	24,625	30,289	\$8,572,131
G	4th Dist. Juvenile - Court Space					0	15,923	19,585	\$5,657,223	0	15,923	19,585	\$5,657,223
H	4th Dist. Juvenile - Judicial Office Support					5	4,091	5,032	\$1,388,684	5	4,091	5,032	\$1,388,684
J	4th Dist. Juvenile - Clerk of Court					17	6,478	7,967	\$2,167,182	17	6,478	7,967	\$2,167,182
K	4th Dist. Juvenile - Admin. / Court Prog.					6	2,563	3,152	\$862,471	6	2,563	3,152	\$862,471
L	4th Dist. Juvenile - Probation					8	3,697	4,547	\$1,255,822	8	3,697	4,547	\$1,255,822
M	4th Dist. Juvenile - Shared / Common					0	6,625	8,149	\$2,279,544	0	6,625	8,149	\$2,279,544
N	Federal Court Space	12	11,077	13,624	\$3,804,339					12	11,077	13,624	\$3,804,339
P	Justice Court - Administration	25	15,730	19,348	\$5,405,528					25	15,730	19,348	\$5,405,528
R	Justice Court - Defendant-In-Custody	0	0	0	\$0					0	0	0	\$0
S	Justice Court - Shared / Common	4	3,925	4,828	\$1,367,357					4	3,925	4,828	\$1,367,357
BUILDING PROGRAM AREAS AND COSTS		127	150,040	184,549	\$52,266,985	36	39,376	48,433	\$13,610,926	163	189,416	232,982	\$65,877,911

CONSTRUCTION ELEMENTS IN \$ PER S.F.		Unit	Cost/S.F.
Building Components and Systems	Structural System		\$40.00
	Building Skin	\$94	\$61.10
	Roof	\$10	\$2.00
	Interior Build-out		\$60.00
	Finishes		\$50.00
	Mechanical		\$32.00
	Electrical		\$15.00
	Special Systems: FP/Security/AV Rough		\$12.00
	TOTAL CONSTRUCTION ELEMENTS IN \$ PER S.F.		

TOTAL PROJECT CONSTRUCTION COST					
	Unit Cost	Quantity	Total Cost		
Facility Cost for Program Areas					
Other Project Const. Costs	Per Total Build-Out Above		\$52,266,985		
	Utility Fee Cost / Impact Fees	\$200,000	1	\$200,000	
	Add'l Const. Cost - Demolition	\$200,000	1	\$200,000	
	Add'l Const. Cost - Courtroom IT	\$50,000	16	\$800,000	
	Site Cost - Landscape / Hardscape	\$5	80,000	\$400,000	
	Site Cost - Utility Extensions	\$100,000	1	\$100,000	
	High Performance Building	YES	0.500%	1	\$329,390
Sub-Total: Other Construction Costs			\$2,029,390		
TOTAL PROJECT CONSTRUCTION COST			\$54,296,375		

2nd Option (cont.) Feasibility Study

PROJECT COST PROJECTION		
Total Construction Budget		\$54,296,375
Project Soft Costs		
DFCM Standard Project Soft Costs Per DFCM Form	Hazardous Materials	\$10,000
	Pre-Design / Planning	\$135,741
	Design	\$3,257,782
	Property Acquisition	
	Fixtures, Furnishings & Equipment (FF&E)	\$1,845,491
	Information Technology	\$250,000
	Utah Art	\$542,964
	Testing & Inspection	\$271,482
	Contingency	\$2,714,819
	Moving / Occupancy	
	Builder's Risk Insurance	\$81,445
	Legal Services	\$27,148
	DFCM Management	\$271,482
	Commissioning	\$135,741
	LEED Certification	\$200,000
Inflation @ 3% / Year	\$2,443,337	
Sub-Total: Other Project Budget Costs	\$12,187,431	
TOTAL ESTIMATED COST	\$66,483,806	

PROJECT COST PER SQUARE FOOT		
Facility Cost for Program Areas		\$283.21
Other Project Construction Costs		\$11.00
Project Soft Costs		\$66.04
TOTAL COST PER SQUARE FOOT		\$360.25

NOTES	
Taken from Total Project Construction Costs Above	
\$10,000 Place-Holder for assessment / testing	
0.25% of Construction Cost	
6.0% of Construction Cost	
TBD	
\$10 per S.F - Includes Juvenile & Justice Court Space	
\$250K for Building	
1.0% of Construction Budget	
0.5% of Construction Cost	
5.0% of Construction Budget	
0.15% of Construction Budget	
0.05% of Construction Budget	
0.5% of Construction Cost	
0.25% of Construction Cost	
Utah State Standard is LEED Silver	
Assume Fall 2016 Construction Start	
22.4% of Total Construction Cost	

GENERAL GROSSING FACTOR		NET S.F.	GROSS S.F.	NET/GROSS
4th District	1.23	111,492	170,925	65.2%
Federal	1.23	8,964	13,624	65.8%
Juvenile	1.23	0	0	0.0%
TOTAL	1.23	120,456	184,549	65.3%

3rd Option Feasibility Study

Code	Section Summaries	Staff	Dept. GSF	Bldg. GSF	Cost	Staff	Dept. GSF	Bldg. GSF	Cost	Staff	Dept. GSF	Bldg. GSF	Cost
BUILDING PROGRAM AREAS AND COSTS													
A	4th District - Court Space	0	24,400	30,012	\$8,673,862					0	24,400	30,012	\$8,673,862
B	4th District - Judicial Office Support	12	7,306	8,986	\$2,484,185					12	7,306	8,986	\$2,484,185
C	4th District - Clerk of Court	26	7,482	9,202	\$2,502,947					26	7,482	9,202	\$2,502,947
D	4th District - Admin. / Court Programs	5	2,290	2,816	\$772,702					5	2,290	2,816	\$772,702
E	4th District - Defendant-In-Custody	1	13,719	16,874	\$4,854,878					1	13,719	16,874	\$4,854,878
F	4th District - Shared / Common	7	22,153	27,248	\$7,686,370					7	22,153	27,248	\$7,686,370
G	4th Dist. Juvenile - Court Space					0	15,923	19,585	\$5,657,223	0	15,923	19,585	\$5,657,223
H	4th Dist. Juvenile - Judicial Office Support					5	4,091	5,032	\$1,388,684	5	4,091	5,032	\$1,388,684
J	4th Dist. Juvenile - Clerk of Court					17	6,478	7,967	\$2,167,182	17	6,478	7,967	\$2,167,182
K	4th Dist. Juvenile - Admin. / Court Progm.					6	2,563	3,152	\$862,471	6	2,563	3,152	\$862,471
L	4th Dist. Juvenile - Probation					8	3,697	4,547	\$1,255,822	8	3,697	4,547	\$1,255,822
M	4th Dist. Juvenile - Shared / Common					0	6,625	8,149	\$2,279,544	0	6,625	8,149	\$2,279,544
N	Federal Court Space	12	11,077	13,624	\$3,804,339					12	11,077	13,624	\$3,804,339
P	Justice Court - Administration	25	15,730	19,348	\$5,405,528					25	15,730	19,348	\$5,405,528
R	Justice Court - Defendant-In-Custody	0	0	0	\$0					0	0	0	\$0
S	Justice Court - Shared / Common	4	3,925	4,828	\$1,367,357					4	3,925	4,828	\$1,367,357
EB	Renovate Exist. 4th Dist. Building Areas	44	45,122	62,000	\$22,227,000					44	45,122	62,000	\$22,227,000
BUILDING PROGRAM AREAS AND COSTS		136	153,203	194,939	\$59,779,168	36	39,376	48,433	\$13,610,926	172	192,579	243,372	\$73,390,095

CONSTRUCTION ELEMENTS IN \$ PER S.F.		Unit	Cost/S.F.
Building Components and Systems	Structural System		\$40.00
	Building Skin	\$94	\$61.10
	Roof	\$10	\$2.00
	Interior Build-out		\$60.00
	Finishes		\$50.00
	Mechanical		\$32.00
	Electrical		\$15.00
	Special Systems: FP/Security/AV Rough		\$12.00
	TOTAL CONSTRUCTION ELEMENTS IN \$ PER S.F.		

TOTAL PROJECT CONSTRUCTION COST				Unit Cost	Quantity	Total Cost
Facility Cost for Program Areas		Per Total Build-Out Above				\$73,390,095
Other Project Const. Costs	Utility Fee Cost / Impact Fees	\$200,000	1		\$200,000	
	Add'l Const. Cost - Demolition	\$50,000	1		\$50,000	
	Add'l Const. Cost - Courtroom IT	\$50,000	14		\$700,000	
	Site Cost - Landscape / Hardscape	\$5	40,000		\$200,000	
	Site Cost - Utility Extensions	\$50,000	1		\$50,000	
	High Performance Building	YES	0.500%	1		\$366,950
Sub-Total: Other Construction Costs						\$1,566,950
TOTAL PROJECT CONSTRUCTION COST						\$74,957,045

3rd Option (cont.) Feasibility Study

PROJECT COST PROJECTION		
Total Construction Budget	\$74,957,045	
Project Soft Costs		
DFCM Standard Project Soft Costs Per DFCM Form	Hazardous Materials	\$10,000
	Pre-Design / Planning	\$187,393
	Design	\$4,497,423
	Property Acquisition	
	Fixtures, Furnishings & Equipment (FF&E)	\$1,813,716
	Information Technology	\$250,000
	Utah Art	\$749,570
	Testing & Inspection	\$374,785
	Contingency	\$3,747,852
	Moving / Occupancy	
	Builder's Risk Insurance	\$112,436
	Legal Services	\$37,479
	DFCM Management	\$374,785
	Commissioning	\$187,393
	LEED Certification	\$200,000
Inflation @ 3% / Year	\$3,373,067	
Sub-Total: Other Project Budget Costs	\$15,915,898	
TOTAL ESTIMATED COST	\$90,872,943	

PROJECT COST PER SQUARE FOOT	
Facility Cost for Program Areas	\$301.56
Other Project Construction Costs	\$6.44
Project Soft Costs	\$65.40
TOTAL COST PER SQUARE FOOT	\$373.39

NOTES	
Taken from Total Project Construction Costs Above	
\$10,000 Place-Holder for assessment / testing	
0.25% of Construction Cost	
6.0% of Construction Cost	
TBD	
\$10 per S.F. - Includes Juvenile & Justice Court Space, but excludes Exist. 4th Dist. Bldg.	
\$250K for Building	
1.0% of Construction Budget	
0.5% of Construction Cost	
5.0% of Construction Budget	
0.15% of Construction Budget	
0.05% of Construction Budget	
0.5% of Construction Cost	
0.25% of Construction Cost	
Utah State Standard is LEED Silver	
Assume Fall 2016 Construction Start	
21.2% of Total Construction Cost	

GENERAL GROSSING FACTOR		NET S.F.	GROSS S.F.	NET/GROSS
4th District	1.23	114,024	181,315	62.9%
Federal	1.23	8,964	13,624	65.8%
Juvenile	1.23	31,654	48,433	65.4%
TOTAL	1.23	154,642	243,372	63.5%

4th Option Feasibility Study

[RECOMMENDED]

Code	Section Summaries	Staff	Dept. GSF	Bldg. GSF	Cost	Staff	Dept. GSF	Bldg. GSF	Cost	Staff	Dept. GSF	Bldg. GSF	Cost
BUILDING PROGRAM AREAS AND COSTS													
A	4th District - Court Space	0	47,908	58,927	\$17,023,356					0	47,908	58,927	\$17,023,356
B	4th District - Judicial Office Support	24	14,013	17,236	\$4,762,864					24	14,013	17,236	\$4,762,864
C	4th District - Clerk of Court	48	12,283	15,108	\$4,100,697					48	12,283	15,108	\$4,100,697
D	4th District - Admin. / Court Programs	7	3,237	3,981	\$1,088,048					7	3,237	3,981	\$1,088,048
E	4th District - Defendant-In-Custody	1	17,243	21,209	\$6,142,663					1	17,243	21,209	\$6,142,663
F	4th District - Shared / Common	6	24,625	30,289	\$8,572,131					6	24,625	30,289	\$8,572,131
G	4th Dist. Juvenile - Court Space					0	15,923	19,585	\$5,657,223	0	15,923	19,585	\$5,657,223
H	4th Dist. Juvenile - Judicial Office Support					5	4,091	5,032	\$1,388,684	5	4,091	5,032	\$1,388,684
J	4th Dist. Juvenile - Clerk of Court					17	6,478	7,967	\$2,167,182	17	6,478	7,967	\$2,167,182
K	4th Dist. Juvenile - Admin. / Court Prog.					6	2,563	3,152	\$862,471	6	2,563	3,152	\$862,471
L	4th Dist. Juvenile - Probation					8	3,697	4,547	\$1,255,822	8	3,697	4,547	\$1,255,822
M	4th Dist. Juvenile - Shared / Common					0	6,625	8,149	\$2,279,544	0	6,625	8,149	\$2,279,544
N	Federal Court Space	12	11,077	13,624	\$3,804,339					12	11,077	13,624	\$3,804,339
P	Justice Court - Administration	25	15,730	19,348	\$5,405,528					25	15,730	19,348	\$5,405,528
R	Justice Court - Defendant-In-Custody	0	0	0	\$0					0	0	0	\$0
S	Justice Court - Shared / Common	4	3,925	4,828	\$1,367,357					4	3,925	4,828	\$1,367,357
BUILDING PROGRAM AREAS AND COSTS		127	150,040	184,549	\$52,266,985	36	39,376	48,433	\$13,610,926	163	189,416	232,982	\$65,877,911

CONSTRUCTION ELEMENTS IN \$ PER S.F.		Unit	Cost/S.F.
Building Components and Systems	Structural System		\$40.00
	Building Skin	\$94	\$61.10
	Roof	\$10	\$2.00
	Interior Build-out		\$60.00
	Finishes		\$50.00
	Mechanical		\$32.00
	Electrical		\$15.00
	Special Systems: FP/Security/AV Rough		\$12.00
	TOTAL CONSTRUCTION ELEMENTS IN \$ PER S.F.		

TOTAL PROJECT CONSTRUCTION COST					
	Unit Cost	Quantity	Total Cost		
Facility Cost for Program Areas					
Other Project Const. Costs	Per Total Build-Out Above		\$65,877,911		
	Utility Fee Cost / Impact Fees	\$200,000	1	\$200,000	
	Add'l Const. Cost - Demolition	\$200,000	1	\$200,000	
	Add'l Const. Cost - Courtroom IT	\$50,000	20	\$1,000,000	
	Site Cost - Landscape / Hardscape	\$5	80,000	\$400,000	
	Site Cost - Utility Extensions	\$100,000	1	\$100,000	
	High Performance Building	YES	0.500%	1	\$329,390
Sub-Total: Other Construction Costs			\$2,229,390		
TOTAL PROJECT CONSTRUCTION COST			\$68,107,301		

4th Option (cont.) Feasibility Study

[RECOMMENDED]

PROJECT COST PROJECTION		
Total Construction Budget		\$68,107,301
Project Soft Costs		
DFCM Standard Project Soft Costs Per DFCM Form	Hazardous Materials	\$10,000
	Pre-Design / Planning	\$170,268
	Design	\$4,086,438
	Property Acquisition	
	Fixtures, Furnishings & Equipment (FF&E)	\$2,329,817
	Information Technology	\$250,000
	Utah Art	\$681,073
	Testing & Inspection	\$340,537
	Contingency	\$3,405,365
	Moving / Occupancy	
	Builder's Risk Insurance	\$102,161
	Legal Services	\$34,054
	DFCM Management	\$340,537
	Commissioning	\$170,268
	LEED Certification	\$200,000
Inflation @ 3% / Year	\$3,064,829	
Sub-Total: Other Project Budget Costs	\$15,185,346	
TOTAL ESTIMATED COST	\$83,292,647	

PROJECT COST PER SQUARE FOOT		
Facility Cost for Program Areas		\$282.76
Other Project Construction Costs		\$9.57
Project Soft Costs		\$65.18
TOTAL COST PER SQUARE FOOT		\$357.51

NOTES	
Taken from Total Project Construction Costs Above	
\$10,000 Place-Holder for assessment / testing	
0.25% of Construction Cost	
6.0% of Construction Cost	
TBD	
\$10 per S.F. - Includes Juvenile & Justice Court Space	
\$250K for Building	
1.0% of Construction Budget	
0.5% of Construction Cost	
5.0% of Construction Budget	
0.15% of Construction Budget	
0.05% of Construction Budget	
0.5% of Construction Cost	
0.25% of Construction Cost	
Utah State Standard is LEED Silver	
Assume Fall 2016 Construction Start	
22.3% of Total Construction Cost	

GENERAL GROSSING FACTOR		NET S.F.	GROSS S.F.	NET/GROSS
4th District	1.23	111,492	170,925	65.2%
Federal	1.23	8,964	13,624	65.8%
Juvenile	1.23	31,654	48,433	65.4%
TOTAL	1.23	152,110	232,982	65.3%

A 4th District Court Court Space | Renovate Existing 4th District Building (Options #1 & #3)

Code	Space	Curr.	Total	Room NSF	Type	Qty.	Total NSF	Effic'y Factor	Dept. GSF	Bldg. GSF	Cost / S.F.	Item Cost	
RENOVATE EXISTING 4TH DIST. BLDG.													
A100	Large Courtroom Set												
A101	Large Courtroom (ADA)			2400	P	2	4,800	1.20	5,760	7,085	\$297	\$2,104,894	
A102	Courtroom Sound Vestibule			80	P	2	160	1.40	224	276	\$272	\$74,969	
A103	Courtroom Storage			80	P	2	160	1.40	224	276	\$262	\$72,214	
A104	Attorney / Client Conf. Room.			150	P	2	300	1.30	390	480	\$272	\$130,526	
A105	Specialty Court Conference Room			150	P	1	150	1.30	195	240	\$272	\$65,263	
A106	Victim / Witness Sequestered Room			150	P	1	150	1.30	195	240	\$272	\$65,263	
A107	Courtroom Waiting			400	P	2	800	1.20	960	1,181	\$272	\$321,296	
A200	Standard Courtroom Set												
A201	Standard Courtroom			2050	P	4	8,200	1.20	9,840	12,103	\$297	\$3,595,861	
A202	Courtroom Sound Vestibule			80	P	4	320	1.40	448	551	\$272	\$149,938	
A203	Courtroom Storage			80	P	4	320	1.40	448	551	\$262	\$144,428	
A204	Attorney / Client Conf. Room.			140	P	4	560	1.30	728	895	\$272	\$243,649	
A205	Specialty Court Conference Room			140	P	2	280	1.30	364	448	\$272	\$121,825	
A206	Victim / Witness Sequestered Room			140	P	2	280	1.30	364	448	\$272	\$121,825	
A207	Courtroom Waiting			400	P	4	1,600	1.20	1,920	2,362	\$272	\$642,591	
A300	Courtroom Support												
A301	Jury Room			300	P	4	1,200	1.25	1,500	1,845	\$272	\$502,025	3 per floor
A302	Jury Room Toilets			75	P	8	600	1.40	840	1,033	\$307	\$317,296	
TOTALS		0	0				19,880		24,400	30,012		\$8,673,862	

A 4th District Court Court Space | Replace Existing Building (Options #2 & #4)

Code	Space	Curr.	Total	Room NSF	Type	Qty.	Total NSF	Effic'y Factor	Dept. GSF	Bldg. GSF	Cost / S.F.	Item Cost	
REPLACE EXISTING 4TH DIST. BLDG.													
A100	Large Courtroom Set												
A101	Large Courtroom (ADA)			2400	P	2	4,800	1.20	5,760	7,085	\$297	\$2,104,894	
A102	Courtroom Sound Vestibule			80	P	2	160	1.40	224	276	\$272	\$74,969	
A103	Courtroom Storage			80	P	2	160	1.40	224	276	\$262	\$72,214	
A104	Attorney / Client Conf. Room.			150	P	2	300	1.30	390	480	\$272	\$130,526	
A105	Specialty Court Conference Room			150	P	1	150	1.30	195	240	\$272	\$65,263	
A106	Victim / Witness Sequestered Room			150	P	1	150	1.30	195	240	\$272	\$65,263	
A107	Courtroom Waiting			400	P	2	800	1.20	960	1,181	\$272	\$321,296	
A200	Standard Courtroom Set												
A201	Standard Courtroom			2050	P	10	20,500	1.20	24,600	30,258	\$297	\$8,989,652	
A202	Courtroom Sound Vestibule			80	P	10	800	1.40	1,120	1,378	\$272	\$374,845	
A203	Courtroom Storage			80	P	10	800	1.40	1,120	1,378	\$262	\$361,069	
A204	Attorney / Client Conf. Room.			140	P	16	2,240	1.30	2,912	3,582	\$272	\$974,597	
A205	Specialty Court Conference Room			140	P	2	280	1.30	364	448	\$272	\$121,825	
A206	Victim / Witness Sequestered Room			140	P	2	280	1.30	364	448	\$272	\$121,825	
A207	Courtroom Waiting			400	P	10	4,000	1.20	4,800	5,904	\$272	\$1,606,478	
A300	Courtroom Support												
A301	Jury Room			300	P	8	2,400	1.25	3,000	3,690	\$272	\$1,004,049	3 per floor
A302	Jury Room Toilets			75	P	16	1,200	1.40	1,680	2,066	\$307	\$634,591	
TOTALS		0	0				39,020		47,908	58,927		\$17,023,356	

B 4th District Court Judicial Office Support | Renovate Existing 4th District Building (Options #1 & #3)

Code	Space	Curr.	Total	Room NSF	Type	Qty.	Total NSF	Effic'y Factor	Dept. GSF	Bldg. GSF	Cost / S.F.	Item Cost	
RENOVATE EXISTING 4TH DIST. BLDG.													
B100 Staffed Areas													
B101	Judges Chambers		6	300	P	6	1,800	1.25	2,250	2,768	\$272	\$753,037	
B102	Judges Toilet / Robing Closet			80	P	6	480	1.40	672	827	\$307	\$253,837	
B103	Law Clerks		6	120	P	6	720	1.30	936	1,151	\$272	\$313,263	Assume 2 per judge
B200 Non-Staffed Areas													
B201	Public Reception / Waiting			300	P	6	1,800	1.25	2,250	2,768	\$272	\$753,037	
B202	File Storage			300	P	2	600	1.25	750	923	\$262	\$241,787	
B203	Law Clerk Toilet Room			80	P	4	320	1.40	448	551	\$307	\$169,224	
TOTALS		0	12				5,720		7,306	8,986		\$2,484,185	

B 4th District Court
 Judicial Office Support | Replace Existing Building (Options #2 & #4)

Code	Space	Curr.	Total	Room NSF	Type	Qty.	Total NSF	Effic'y Factor	Dept. GSF	Bldg. GSF	Cost / S.F.	Item Cost	
REPLACE EXISTING 4TH DIST. BLDG.													
B100 Staffed Areas													
B101	Judges Chambers		12	300	P	12	3,600	1.25	4,500	5,535	\$272	\$1,506,074	
B102	Judges Toilet / Robing Closet			80	P	12	960	1.40	1,344	1,653	\$307	\$507,673	
B103	Law Clerks		12	120	P	12	1,440	1.30	1,872	2,303	\$272	\$626,527	Assume 2 per judge
B200 Non-Staffed Areas													
B201	Public Reception / Waiting			300	P	12	3,600	1.25	4,500	5,535	\$272	\$1,506,074	
B202	File Storage			300	P	3	900	1.25	1,125	1,384	\$262	\$362,681	
B203	Law Clerk Toilet Room			80	P	6	480	1.40	672	827	\$307	\$253,837	
TOTALS		0	24				10,980	14,013		17,236	\$4,762,864		

C 4th District Court
 Clerk of Court | Renovate Existing 4th District Building (Options #1 & #3)

Code	Space	Curr.	Total	Room NSF	Type	Qty.	Total NSF	Effic'y Factor	Dept. GSF	Bldg. GSF	Cost / S.F.	Item Cost	
RENOVATE EXISTING 4TH DIST. BLDG.													
C100 Staffed Areas													
C101	Clerk of Court		1	160	P	1	160	1.30	208	256	\$272	\$69,614	
C102	Judicial Team Manager		1	160	P	1	160	1.30	208	256	\$272	\$69,614	
C103	Judicial Case Manager		2	120	P	2	240	1.30	312	384	\$272	\$104,421	
C104	Court Clerk		6	64	C	6	384	1.40	538	661	\$262	\$173,313	
C105	Judicial Services Rep. - Counter		4	64	C	4	256	1.40	358	441	\$272	\$119,950	
C106	Judicial Services Rep - Cubicle		6	64	C	6	384	1.40	538	661	\$262	\$173,313	
C107	Law Clerks / Flex Office		6	120	P	6	720	1.30	936	1,151	\$272	\$313,263	
C200 Non-Staffed Areas													
C201	Public Transaction Area / Queuing			600	O	1	600	1.25	750	923	\$272	\$251,012	Tied to C105 Above
C202	Public Terminals			300	O	1	300	1.30	390	480	\$272	\$130,526	
C203	Conference Room			300	P	1	300	1.25	375	461	\$272	\$125,506	
C204	Break Area / Kitchenette			300	P	1	300	1.30	390	480	\$297	\$142,519	
C205	Copy / Work Area			120	O	2	240	1.30	312	384	\$272	\$104,421	
C206	Counter Work Area / Doc. Assembly			120	O	2	240	1.30	312	384	\$272	\$104,421	
C207	File Storage - Active			600	P	1	600	1.10	660	812	\$262	\$212,773	
C208	File Storage - Inactive			600	P	1	600	1.10	660	812	\$262	\$212,773	
C209	File Storage - Secure / Evidence			250	S	1	250	1.30	325	400	\$297	\$118,766	
C210	Vault			150	S	1	150	1.40	210	258	\$297	\$76,741	
TOTALS		0	26				5,884		7,482	9,202		\$2,502,947	

C 4th District Court Clerk of Court | Replace Existing Building (Options #2 & #4)

Code	Space	Curr.	Total	Room NSF	Type	Qty.	Total NSF	Effic'y Factor	Dept. GSF	Bldg. GSF	Cost / S.F.	Item Cost	
REPLACE EXISTING 4TH DIST. BLDG.													
C100 Staffed Areas													
C101	Clerk of Court		1	160	P	1	160	1.30	208	256	\$272	\$69,614	
C102	Judicial Team Manager		2	160	P	2	320	1.30	416	512	\$272	\$139,228	
C103	Judicial Case Manager		3	120	P	3	360	1.30	468	576	\$272	\$156,632	
C104	Court Clerk		12	64	C	12	768	1.40	1,075	1,322	\$262	\$346,626	
C105	Judicial Services Rep. - Counter		6	64	C	6	384	1.40	538	661	\$272	\$179,926	
C106	Judicial Services Rep - Cubicle		12	64	C	12	768	1.40	1,075	1,322	\$262	\$346,626	
C107	Law Clerks / Flex Office		12	120	P	12	1,440	1.30	1,872	2,303	\$272	\$626,527	
C200 Non-Staffed Areas													
C201	Public Transaction Area / Queuing			900	O	1	900	1.25	1,125	1,384	\$272	\$376,518	Tied to C105 Above
C202	Public Terminals			400	O	1	400	1.30	520	640	\$272	\$174,035	
C203	Conference Room			300	P	2	600	1.25	750	923	\$272	\$251,012	
C204	Break Area / Kitchenette			400	P	1	400	1.30	520	640	\$297	\$190,025	
C205	Copy / Work Area			120	O	3	360	1.30	468	576	\$272	\$156,632	
C206	Counter Work Area / Doc. Assembly			120	O	3	360	1.30	468	576	\$272	\$156,632	
C207	File Storage - Active			900	P	1	900	1.10	990	1,218	\$262	\$319,159	
C208	File Storage - Inactive			900	P	1	900	1.10	990	1,218	\$262	\$319,159	
C209	File Storage - Secure / Evidence			400	S	1	400	1.30	520	640	\$297	\$190,025	
C210	Vault			200	S	1	200	1.40	280	344	\$297	\$102,321	
TOTALS		0	48				9,620		12,283	15,108		\$4,100,697	

D 4th District Court
 Administration & Court Programs | Renovate Existing 4th District Building (Options #1 & #3)

Code	Space	Curr.	Total	Room NSF	Type	Qty.	Total NSF	Effic'y Factor	Dept. GSF	Bldg. GSF	Cost / S.F.	Item Cost	
RENOVATE EXISTING 4TH DIST. BLDG.													
D100 Staffed Areas													
D101	Trial Court Executive		1	250	P	1	250	1.25	313	384	\$272	\$104,588	
D102	Trial Court Executive Admin. Asst.		1	180	P	1	180	1.30	234	288	\$272	\$78,316	
D103	Support Service Coordinator		1	160	P	1	160	1.30	208	256	\$272	\$69,614	
D104	Program Coordinator		2	160	P	2	320	1.30	416	512	\$272	\$139,228	
D200 Non-Staffed Areas													
D201	Conference Room			300	P	1	300	1.25	375	461	\$272	\$125,506	
D202	Work / Copy			200	O	1	200	1.30	260	320	\$272	\$87,018	
D203	File Storage			200	S	1	200	1.30	260	320	\$262	\$83,820	
D204	Toilet Room			80	P	2	160	1.40	224	276	\$307	\$84,612	
TOTALS		0	5				1,770		2,290	2,816		\$772,702	

D 4th District Court
Administration & Court Programs | Replace Existing Building (Options #2 & #4)

Code	Space	Curr.	Total	Room NSF	Type	Qty.	Total NSF	Effic'y Factor	Dept. GSF	Bldg. GSF	Cost / S.F.	Item Cost	
REPLACE EXISTING 4TH DIST. BLDG.													
D100 Staffed Areas													
D101	Trial Court Executive		1	250	P	1	250	1.25	313	384	\$272	\$104,588	
D102	Trial Court Executive Admin. Asst.		2	180	P	2	360	1.30	468	576	\$272	\$156,632	
D103	Support Service Coordinator		2	160	P	2	320	1.30	416	512	\$272	\$139,228	
D104	Program Coordinator		2	160	P	2	320	1.30	416	512	\$272	\$139,228	
D200 Non-Staffed Areas													
D201	Conference Room			300	P	2	600	1.25	750	923	\$272	\$251,012	
D202	Work / Copy			200	O	1	200	1.30	260	320	\$272	\$87,018	
D203	File Storage			300	S	1	300	1.30	390	480	\$262	\$125,729	
D204	Toilet Room			80	P	2	160	1.40	224	276	\$307	\$84,612	
TOTALS		0	7				2,510		3,237	3,981		\$1,088,048	

E 4th District Court

Defendant-in-Custody | Renovate Existing 4th District Building (Options #1 & #3)

Code	Space	Curr.	Total	Room NSF	Type	Qty.	Total NSF	Effic'y Factor	Dept. GSF	Bldg. GSF	Cost / S.F.	Item Cost	
RENOVATE EXISTING 4TH DIST. BLDG.													
E100 Facility Holding													
E101	Control Room - Security Monitors		1	400	S	1	400	1.25	500	615	\$312	\$191,942	
E102	Vehicle Sallyport			3600	S	1	3,600	1.10	3,960	4,871	\$262	\$1,276,637	Space for 2 busses & 2 patrol cars
E103	Secure Vestibule			200	S	1	200	1.30	260	320	\$297	\$95,013	Include weapon locker
E104	Group Holding Cell - Large			200	S	4	800	1.30	1,040	1,279	\$297	\$380,050	8 - 12 People
E105	Group Holding Cell - Small			120	S	4	480	1.30	624	768	\$297	\$228,030	3 - 5 People
E106	Individual Holding Cell			80	S	4	320	1.40	448	551	\$297	\$163,714	
E107	Isolation Cell			80	S	2	160	1.40	224	276	\$297	\$81,857	
E108	Attorney / Client Visiting			120	S	7	840	1.30	1,092	1,343	\$297	\$399,053	
E109	Video Arraignment / Trial Room			150	S	1	150	1.30	195	240	\$297	\$71,259	For isolated defendant
E110	Staff Toilet			80	S	2	160	1.40	224	276	\$307	\$84,612	
E200 Court Related Holding													
E201	Secure Vestibule			200	S	7	1,400	1.30	1,820	2,239	\$297	\$665,088	
E202	Group Holding - Medium			140	S	14	1,960	1.30	2,548	3,134	\$297	\$931,123	
E203	Isolation Cell			80	S	7	560	1.40	784	964	\$297	\$286,499	
TOTALS		0	1				11,030		13,719	16,874		\$4,854,878	

E 4th District Court

Defendant-in-Custody | Replace Existing Building (Options #2 & #4)

Code	Space	Curr.	Total	Room NSF	Type	Qty.	Total NSF	Effic'y Factor	Dept. GSF	Bldg. GSF	Cost / S.F.	Item Cost	
REPLACE EXISTING 4TH DIST. BLDG.													
E100 Facility Holding													
E101	Control Room - Security Monitors		1	400	S	1	400	1.25	500	615	\$312	\$191,942	
E102	Vehicle Sallyport			3600	S	1	3,600	1.10	3,960	4,871	\$262	\$1,276,637	Space for 2 busses & 2 patrol cars
E103	Secure Vestibule			200	S	1	200	1.30	260	320	\$297	\$95,013	Include weapon locker
E104	Group Holding Cell - Large			200	S	4	800	1.30	1,040	1,279	\$297	\$380,050	8 - 12 People
E105	Group Holding Cell - Small			120	S	8	960	1.30	1,248	1,535	\$297	\$456,060	3 - 5 People
E106	Individual Holding Cell			80	S	6	480	1.40	672	827	\$297	\$245,571	
E107	Isolation Cell			80	S	2	160	1.40	224	276	\$297	\$81,857	
E108	Attorney / Client Visiting			120	S	10	1,200	1.30	1,560	1,919	\$297	\$570,075	
E109	Video Arraignment / Trial Room			150	S	1	150	1.30	195	240	\$297	\$71,259	For isolated defendant
E110	Staff Toilet			80	S	2	160	1.40	224	276	\$307	\$84,612	
E200 Court Related Holding													
E201	Secure Vestibule			200	S	10	2,000	1.30	2,600	3,198	\$297	\$950,126	
E202	Group Holding - Medium			140	S	20	2,800	1.30	3,640	4,477	\$297	\$1,330,176	
E203	Isolation Cell			80	S	10	800	1.40	1,120	1,378	\$297	\$409,285	
TOTALS		0	1				13,710		17,243	21,209		\$6,142,663	

F 4th District Court

Shared & Common Space | Renovate Existing 4th District Building (Options #1 & #3)

Code	Space	Curr.	Total	Room NSF	Type	Qty.	Total NSF	Effic'y Factor	Dept. GSF	Bldg. GSF	Cost / S.F.	Item Cost	
RENOVATE EXISTING 4TH DIST. BLDG.													
F100	General Facility												
F101	Building Entry			250	-	1	250	1.30	325	400	\$272	\$108,772	
F102	Security / Queuing			500	-	1	500	1.25	625	769	\$322	\$247,614	
F103	Security Office		1	300	S	1	300	1.25	375	461	\$272	\$125,506	
F104	Security Storage Area			200	S	1	200	1.30	260	320	\$272	\$87,018	
F105	Building Lobby			700	-	4	2,800	1.20	3,360	4,133	\$272	\$1,124,535	One per floor - might not be equal in size
F106	Mail Room			250	P	1	250	1.30	325	400	\$272	\$108,772	
F107	Communications Room			400	P	1	400	1.25	500	615	\$272	\$167,342	Main Communications Room
F108	Communications Closet			80	P	8	640	1.40	896	1,102	\$272	\$299,876	2 per floor
F109	ITS / Server Room			200	P	4	800	1.25	1,000	1,230	\$272	\$334,683	1 per floor
F110	Housekeeping			80	P	8	640	1.40	896	1,102	\$272	\$299,876	2 per floor
F111	General Building Storage			200	P	4	800	1.25	1,000	1,230	\$262	\$322,383	1 per floor
F112	DFCM / Maintenance Office		3	360	P	1	360	1.30	468	576	\$272	\$156,632	One office for 3 people
F113	Public Toilet Room			300	P	8	2,400	1.25	3,000	3,690	\$307	\$1,133,199	2 per floor
F200	Court Related												
F201	Jury Assembly			1200	P	1	1,200	1.10	1,320	1,624	\$272	\$441,782	
F202	Jury Assembly Office		3	120	P	3	360	1.30	468	576	\$272	\$156,632	
F203	Jury Assembly Storage			300	P	1	300	1.25	375	461	\$272	\$125,506	
F204	Building Conference Area			600	P	5	3,000	1.10	3,300	4,059	\$272	\$1,104,454	Conference rooms might not be equal in size
F205	Staff Fitness Area			600	P	1	600	1.10	660	812	\$272	\$220,891	
F206	Staff Break / Lounge			200	P	4	800	1.25	1,000	1,230	\$297	\$365,433	1 per floor
F207	Staff Toilets			200	P	8	1,600	1.25	2,000	2,460	\$307	\$755,466	2 per floor
TOTALS		0	7				18,200		22,153	27,248		\$7,686,370	

F 4th District Court Shared & Common Space | Replace Existing Building (Options #2 & #4)

Code	Space	Curr.	Total	Room NSF	Type	Qty.	Total NSF	Effic'y Factor	Dept. GSF	Bldg. GSF	Cost / S.F.	Item Cost	
REPLACE EXISTING 4TH DIST. BLDG.													
F100	General Facility												
F101	Building Entry			250	-	1	250	1.30	325	400	\$272	\$108,772	
F102	Security / Queuing			500	-	1	500	1.25	625	769	\$322	\$247,614	
F103	Security Office		1	300	S	1	300	1.25	375	461	\$272	\$125,506	
F104	Security Storage Area			200	S	1	200	1.30	260	320	\$272	\$87,018	
F105	Building Lobby			700	-	5	3,500	1.20	4,200	5,166	\$272	\$1,405,669	One per floor - might not be equal in size
F106	Mail Room			250	P	1	250	1.30	325	400	\$272	\$108,772	
F107	Communications Room			400	P	1	400	1.25	500	615	\$272	\$167,342	Main Communications Room
F108	Communications Closet			80	P	10	800	1.40	1,120	1,378	\$272	\$374,845	2 per floor
F109	ITS / Server Room			200	P	5	1,000	1.25	1,250	1,538	\$272	\$418,354	1 per floor
F110	Housekeeping			80	P	10	800	1.40	1,120	1,378	\$272	\$374,845	2 per floor
F111	General Building Storage			200	P	5	1,000	1.25	1,250	1,538	\$262	\$402,979	1 per floor
F112	DFCM / Maintenance Office		3	360	P	1	360	1.30	468	576	\$272	\$156,632	One office for 3 people
F113	Public Toilet Room			300	P	10	3,000	1.25	3,750	4,613	\$307	\$1,416,499	2 per floor
F200	Court Related												
F201	Jury Assembly			1200	P	1	1,200	1.10	1,320	1,624	\$272	\$441,782	
F202	Jury Assembly Office		2	120	P	2	240	1.30	312	384	\$272	\$104,421	
F203	Jury Assembly Storage			300	P	1	300	1.25	375	461	\$272	\$125,506	
F204	Building Conference Area			600	P	4	2,400	1.10	2,640	3,247	\$272	\$883,563	Conference rooms might not be equal in size
F205	Staff Fitness Area			600	P	1	600	1.10	660	812	\$272	\$220,891	
F206	Staff Break / Lounge			200	P	5	1,000	1.25	1,250	1,538	\$297	\$456,791	1 per floor
F207	Staff Toilets			200	P	10	2,000	1.25	2,500	3,075	\$307	\$944,333	2 per floor
TOTALS		0	6				20,100		24,625	30,289		\$8,572,131	

G 4th District Juvenile Court
Court Space | Options #3 & #4

Code	Space	Curr.	Total	Room NSF	Type	Qty.	Total NSF	Effic'y Factor	Dept. GSF	Bldg. GSF	Cost / S.F.	Item Cost	
G100 Large Courtroom Set													
G101	Large Courtroom (ADA)			2400	P	1	2,400	1.20	2,880	3,542	\$297	\$1,052,447	
G102	Courtroom Sound Vestibule			80	P	1	80	1.40	112	138	\$272	\$37,484	
G103	Courtroom Storage			80	P	1	80	1.40	112	138	\$262	\$36,107	
G104	Attorney / Client Conf. Room.			150	P	1	150	1.30	195	240	\$272	\$65,263	
G105	Specialty Court Conference Room			150	P	1	150	1.30	195	240	\$272	\$65,263	
G106	Victim / Witness Sequestered Room			150	P	1	150	1.30	195	240	\$272	\$65,263	
G107	Courtroom Waiting			400	P	1	400	1.20	480	590	\$272	\$160,648	
G200 Standard Courtroom Set													
G201	Standard Courtroom			2050	P	3	6,150	1.20	7,380	9,077	\$297	\$2,696,896	
G202	Courtroom Sound Vestibule			80	P	3	240	1.40	336	413	\$272	\$112,453	
G203	Courtroom Storage			80	P	3	240	1.40	336	413	\$262	\$108,321	
G204	Attorney / Client Conf. Room.			140	P	4	560	1.30	728	895	\$272	\$243,649	
G205	Specialty Court Conference Room			140	P	1	140	1.30	182	224	\$272	\$60,912	
G206	Victim / Witness Sequestered Room			140	P	1	140	1.30	182	224	\$272	\$60,912	
G207	Courtroom Waiting			400	P	3	1,200	1.20	1,440	1,771	\$272	\$481,944	
G300 Courtroom Support													
G301	Jury Room			300	P	2	600	1.25	750	923	\$272	\$251,012	
G302	Jury Room Toilets			75	P	4	300	1.40	420	517	\$307	\$158,648	
TOTALS		0	0				12,980		15,923	19,585		\$5,657,223	

H 4th District Juvenile Court Judicial Office Support | Options #3 & #4

Code	Space	Curr.	Total	Room NSF	Type	Qty.	Total NSF	Effic'y Factor	Dept. GSF	Bldg. GSF	Cost / S.F.	Item Cost	
H100 Staffed Areas													
H101	Judges Chambers		4	300	P	4	1,200	1.25	1,500	1,845	\$272	\$502,025	
H102	Judges Toilet / Robing Closet			80	P	4	320	1.40	448	551	\$307	\$169,224	
H103	Law Clerks		1	120	P	1	120	1.30	156	192	\$272	\$52,211	Assume 2 per judge
H200 Non-Staffed Areas													
H201	Public Reception / Waiting			300	P	4	1,200	1.25	1,500	1,845	\$272	\$502,025	
H202	File Storage			300	P	1	300	1.25	375	461	\$262	\$120,894	
H203	Law Clerk Toilet Room			80	P	1	80	1.40	112	138	\$307	\$42,306	
TOTALS		0	5				3,220		4,091	5,032		\$1,388,684	

J 4th District Juvenile Court Clerk of Court | Options #3 & #4

Code	Space	Curr.	Total	Room NSF	Type	Qty.	Total NSF	Effic'y Factor	Dept. GSF	Bldg. GSF	Cost / S.F.	Item Cost	
J100 Staffed Areas													
J101	Clerk of Court		1	160	P	1	160	1.30	208	256	\$272	\$69,614	
J102	Judicial Team Manager		1	160	P	2	320	1.30	416	512	\$272	\$139,228	
J103	Judicial Case Manager		2	120	P	2	240	1.30	312	384	\$272	\$104,421	
J104	Court Clerk		2	64	C	2	128	1.40	179	220	\$262	\$57,771	
J105	Judicial Services Rep. - Counter		3	64	C	3	192	1.40	269	331	\$272	\$89,963	
J106	Judicial Services Rep - Cubicle		6	64	C	6	384	1.40	538	661	\$262	\$173,313	
J107	Law Clerks / Flex Office		2	120	P	2	240	1.30	312	384	\$272	\$104,421	
J200 Non-Staffed Areas													
J201	Public Transaction Area / Queuing			400	O	1	400	1.25	500	615	\$272	\$167,342	Tied to C105 Above
J202	Public Terminals			200	O	1	200	1.30	260	320	\$272	\$87,018	
J203	Conference Room			300	P	2	600	1.25	750	923	\$272	\$251,012	
J204	Break Area / Kitchenette			300	P	1	300	1.30	390	480	\$297	\$142,519	
J205	Copy / Work Area			120	O	2	240	1.30	312	384	\$272	\$104,421	
J206	Counter Work Area / Doc. Assembly			120	O	2	240	1.30	312	384	\$272	\$104,421	
J207	File Storage - Active			400	P	1	400	1.10	440	541	\$262	\$141,849	
J208	File Storage - Inactive			800	P	1	800	1.10	880	1,082	\$262	\$283,697	
J209	File Storage - Secure / Evidence			200	S	1	200	1.30	260	320	\$297	\$95,013	
J210	Vault			100	S	1	100	1.40	140	172	\$297	\$51,161	
TOTALS		0	17				5,144		6,478	7,967		\$2,167,182	

K 4th District Juvenile Court Administration & Court Programs | Options #3 & #4

Code	Space	Curr.	Total	Room NSF	Type	Qty.	Total NSF	Effic'y Factor	Dept. GSF	Bldg. GSF	Cost / S.F.	Item Cost
K100 Staffed Areas												
K101	Trial Court Executive		1	250	P	1	250	1.25	313	384	\$272	\$104,588
K102	Trial Court Executive Admin. Asst.		1	180	P	1	180	1.30	234	288	\$272	\$78,316
K103	Support Service Coordinator		2	160	P	2	320	1.30	416	512	\$272	\$139,228
K104	Juvenile Program Coordinator		2	160	P	2	320	1.30	416	512	\$272	\$139,228
K200 Non-Staffed Areas												
K201	Conference Room			300	P	1	300	1.25	375	461	\$272	\$125,506
K202	Work / Copy			150	O	1	150	1.30	195	240	\$272	\$65,263
K203	File Storage			300	S	1	300	1.30	390	480	\$262	\$125,729
K204	Toilet Room			80	P	2	160	1.40	224	276	\$307	\$84,612
TOTALS		0	6				1,980		2,563	3,152		\$862,471

L 4th District Juvenile Court
 Probation | Options #3 & #4

Code	Space	Curr.	Total	Room NSF	Type	Qty.	Total NSF	Effic'y Factor	Dept. GSF	Bldg. GSF	Cost / S.F.	Item Cost	
L100 Staffed Areas													
L101	Chief Probation Officer		1	160	S	1	160	1.30	208	256	\$272	\$69,614	
L102	Probation Supervisor		1	160	S	1	160	1.30	208	256	\$272	\$69,614	
L103	Probation Officer		6	150	S	6	900	1.30	1,170	1,439	\$272	\$391,579	
L104	Deputy Probation Officer		0	150	S	0	0	1.30	0	0	\$272	\$0	
L200 Non-Staffed Areas													
L201	Conference Room			300	S	2	600	1.30	780	959	\$272	\$261,053	One room dividable?
L202	Probation Support			200	S	1	200	1.30	260	320	\$272	\$87,018	
L203	Work Room			150	S	1	150	1.30	195	240	\$272	\$65,263	
L204	Storage			200	S	1	200	1.30	260	320	\$262	\$83,820	
L205	Supply Storage			80	S	1	80	1.40	112	138	\$272	\$37,484	
L206	Urinalysis Toilet Room			80	S	1	80	1.40	112	138	\$307	\$42,306	
L207	Drug Test Lab			120	S	1	120	1.40	168	207	\$307	\$63,459	
L208	Probation Toilet Room			80	S	2	160	1.40	224	276	\$307	\$84,612	
TOTALS		0	8				2,810		3,697	4,547		\$1,255,822	

M 4th District Juvenile Court Shared & Common Space | Options #3 & #4

Code	Space	Curr.	Total	Room NSF	Type	Qty.	Total NSF	Effic'y Factor	Dept. GSF	Bldg. GSF	Cost / S.F.	Item Cost	
M100 General Facility													
M101	Building Entry			150	-	0	0	1.30	0	0	\$272	\$0	Shared with District Court
M102	Security / Queuing			200	-	0	0	1.25	0	0	\$322	\$0	Shared with District Court
M103	Security Office		0	200	S	0	0	1.25	0	0	\$272	\$0	Shared with District Court
M104	Security Storage Area			100	S	0	0	1.30	0	0	\$272	\$0	Shared with District Court
M105	Building Lobby			700	-	1	700	1.20	840	1,033	\$272	\$281,134	Juvenile area lobby
M106	Mail Room			120	P	1	120	1.30	156	192	\$272	\$52,211	Might be shared with District Court
M107	Communications Room			200	P	1	200	1.25	250	308	\$272	\$83,671	
M108	Communications Closet			80	P	2	160	1.40	224	276	\$272	\$74,969	2 per floor
M109	ITS / Server Room			200	P	1	200	1.25	250	308	\$272	\$83,671	
M110	Housekeeping			80	P	1	80	1.40	112	138	\$272	\$37,484	
M111	General Building Storage			200	P	1	200	1.25	250	308	\$262	\$80,596	
M112	DFCM / Maintenance Office		0	120	P	1	120	1.30	156	192	\$272	\$52,211	Could be shared with District Court
M113	Public Toilet Room			300	P	2	600	1.25	750	923	\$307	\$283,300	2 per floor
M200 Court Related													
M201	Large Conference			800	P	1	800	1.10	880	1,082	\$272	\$294,521	
M202	Conference Office			120	P	2	240	1.30	312	384	\$272	\$104,421	
M203	Conference Storage			200	P	1	200	1.25	250	308	\$272	\$83,671	
M204	Building Conference Area			600	P	2	1,200	1.10	1,320	1,624	\$272	\$441,782	Conference rooms might not be equal in size
M205	Staff Fitness Area			600	P	0	0	1.10	0	0	\$272	\$0	Shared with District Court
M206	Staff Break / Lounge			300	P	1	300	1.25	375	461	\$297	\$137,037	1 per floor
M207	Staff Toilets			200	P	2	400	1.25	500	615	\$307	\$188,867	
TOTALS		0	0				5,520		6,625	8,149		\$2,279,544	

N Federal Court Court Space | All Options

Code	Space	Curr.	Total	Room NSF	Type	Qty.	Total NSF	Effic'y Factor	Dept. GSF	Bldg. GSF	Cost / S.F.	Item Cost	
N100 Courtroom Space													
N101	Large Courtroom (ADA)			2400	P	1	2,400	1.20	2,880	3,542	\$297	\$1,052,447	
N102	Courtroom Sound Vestibule			80	P	1	80	1.40	112	138	\$272	\$37,484	
N103	Courtroom Storage			60	P	1	60	1.40	84	103	\$262	\$27,080	
N104	Attorney / Client Conf. Room.			150	P	1	150	1.30	195	240	\$272	\$65,263	
N105	Specialty Court Conference Room			150	P	1	150	1.30	195	240	\$272	\$65,263	
N106	Victim / Witness Sequestered Room			150	P	1	150	1.30	195	240	\$272	\$65,263	
N107	Courtroom Waiting			400	P	1	400	1.20	480	590	\$272	\$160,648	
N108	Jury Room			300	P	1	300	1.25	375	461	\$272	\$125,506	
N109	Jury Room Toilets			75	P	2	150	1.40	210	258	\$307	\$79,324	
N200 Staffed Judicial Areas													
N201	Judges Chambers		1	300	P	1	300	1.25	375	461	\$272	\$125,506	
N202	Judges Toilet / Robing Closet			80	P	1	80	1.40	112	138	\$307	\$42,306	
N203	Law Clerks		1	120	P	1	120	1.30	156	192	\$272	\$52,211	
N300 Non- Staffed Judicial Areas													
N301	Public Reception / Waiting			300	P	1	300	1.25	375	461	\$272	\$125,506	
N302	File Storage			300	P	1	300	1.25	375	461	\$262	\$120,894	
N303	Law Clerk Toilet Room			80	P	1	80	1.40	112	138	\$307	\$42,306	

N Federal Court Court Space | All Options (cont.)

Code	Space	Curr.	Total	Room NSF	Type	Qty.	Total NSF	Effic'y Factor	Dept. GSF	Bldg. GSF	Cost / S.F.	Item Cost
N400 Staffed Clerical Areas												
N401	Clerk of Court		1	160	P	1	160	1.30	208	256	\$272	\$69,614
N402	Judicial Case Manager		2	120	P	1	120	1.30	156	192	\$272	\$52,211
N403	Court Clerk		1	64	C	2	128	1.40	179	220	\$262	\$57,771
N404	Judicial Services Rep. - Counter		2	64	C	2	128	1.40	179	220	\$272	\$59,975
N405	Judicial Services Rep - Cubicle		2	64	C	2	128	1.40	179	220	\$262	\$57,771
N406	Law Clerks / Flex Office		2	120	P	2	240	1.30	312	384	\$272	\$104,421
N500 Non-Staffed Clerical Areas												
N501	Public Transaction Area / Queuing			300	O	1	300	1.25	375	461	\$272	\$125,506
N502	Public Terminals			200	O	1	200	1.30	260	320	\$272	\$87,018
N503	Conference Room			300	P	1	300	1.25	375	461	\$272	\$125,506
N504	Break Area / Kitchenette			200	P	1	200	1.30	260	320	\$297	\$95,013
N505	Copy / Work Area			120	O	1	120	1.30	156	192	\$272	\$52,211
N506	Counter Work Area / Doc. Assembly			120	O	1	120	1.30	156	192	\$272	\$52,211
N507	File Storage - Active			750	P	1	750	1.10	825	1,015	\$262	\$265,966
N508	File Storage - Inactive			750	P	1	750	1.10	825	1,015	\$262	\$265,966
N509	File Storage - Secure / Evidence			200	S	1	200	1.30	260	320	\$297	\$95,013
N510	Vault			100	S	1	100	1.40	140	172	\$297	\$51,161
TOTALS		0	12				8,964		11,077	13,624		\$3,804,339

P Provo City Justice Court Administration | All Options

Code	Space	Curr.	Total	Room NSF	Type	Qty.	Total NSF	Effic'y Factor	Dept. GSF	Bldg. GSF	Cost / S.F.	Item Cost	
P100 Staffed Areas													
P101	Justice Court Judge	2	3	300	P	3	900	1.30	1,170	1,439	\$272	\$391,579	Includes Judge's Toilet Room
P102	Law Clerk - Office	2	0	120	P	0	0	1.30	0	0	\$272	\$0	Not Required per Justice Court Review
P103	Court Administrator	2	1	180	P	1	180	1.30	234	288	\$272	\$78,316	
P104	Hearing Examiner Office	2	2	180	P	2	360	1.30	468	576	\$272	\$156,632	
P105	Chief Clerk / Conf. Area	2	1	180	P	1	180	1.30	234	288	\$272	\$78,316	
P106	Court Clerk - Work Station	2	14	80	C	14	1,120	1.40	1,568	1,929	\$262	\$505,497	4 per Judge + 2 (expansion)
P107	Court Clerk - Counter Position	2	4	48	O	4	192	1.40	269	331	\$272	\$89,963	2 Fine Payment / Collection, 2 General
P200 Non-Staffed Areas													
P201	Public Counter - Clerk of Court			300	O	1	300	1.30	390	480	\$272	\$130,526	
P202	Abstract / Public Research			150	P	1	150	1.30	195	240	\$272	\$65,263	Adjacent to Clerical Counter Area
P203	Work / Copy Area			200	O	1	200	1.30	260	320	\$272	\$87,018	
P204	Files - Active			300	S	0	0	1.20	0	0	\$262	\$0	Paperless System
P205	Files - Archive			400	S	0	0	1.20	0	0	\$262	\$0	Paperless System
P206	Evidence Supply / Storage			300	S	1	300	1.30	390	480	\$262	\$125,729	100 s.f. per Courtroom
P300 Courtroom Areas													
P301	Courtroom - Large			1500	-	2	3,000	1.20	3,600	4,428	\$297	\$1,315,559	ADA Access Required
P302	Courtroom - Small			1300	-	1	1,300	1.20	1,560	1,919	\$297	\$570,075	ADA Access Required
P303	Courtroom Vestibule			80	-	3	240	1.40	336	413	\$272	\$112,453	
P304	Interview Room			120	P	6	720	1.30	936	1,151	\$272	\$313,263	4 Interview Rooms, 2 Atty/Prisoner Conf. Rooms
P305	Courtroom Waiting			450	P	3	1,350	1.20	1,620	1,993	\$272	\$542,186	
P306	Jury / Conference Room			300	P	1	300	1.25	375	461	\$272	\$125,506	
P307	Jury Toilet Room			80	P	2	160	1.40	224	276	\$307	\$84,612	
P308	Library (Conference Room)			300	P	1	300	1.25	375	461	\$272	\$125,506	
P309	Victim Advocate Room			120	P	1	120	1.25	150	185	\$272	\$50,202	
P310	City Attorney's Office			150	P	1	150	1.30	195	240	\$272	\$65,263	Primary Office in City Hall
P311	Public Defender's Office			150	P	1	150	1.30	195	240	\$272	\$65,263	One Shared Office for PD Staff
P312	Bailiff Work Area			80	O	3	240	1.40	336	413	\$272	\$112,453	1 per Courtroom - Could be Pooled
P313	Courtroom A/V & Tech.			100	S	3	300	1.30	390	480	\$272	\$130,526	1 per Courtroom - Could be Pooled
P314	Misc. Court Storage			200	-	1	200	1.30	260	320	\$262	\$83,820	Projectors, screens, white boards, supplies, etc.
TOTALS		14	25				12,412		15,730	19,348		\$5,405,528	

R Provo City Justice Court Defendant-in-Custody | All Options

Code	Space	Curr.	Total	Room NSF	Type	Qty.	Total NSF	Effic'y Factor	Dept. GSF	Bldg. GSF	Cost / S.F.	Item Cost	
R100 Staffed Areas													
R101	Bailiff Area		0	36	O	0	0	1.30	0	0	\$297	\$0	
R200 Non-Staffed Areas													
R201	Secure Prisoner Holding			100	S	0	0	1.30	0	0	\$297	\$0	In District Court Holding Area
R202	Attorney / Prisoner Conference			120	P/S	0	0	1.30	0	0	\$297	\$0	In District Court Holding Area
R203	Prisoner Vestibule			80	S	0	0	1.30	0	0	\$297	\$0	In District Court Holding Area
R204	Secure Prisoner Access			220	S	0	0	1.30	0	0	\$297	\$0	In District Court Holding Area
R205	Transport / Holding Area			900	S	0	0	1.30	0	0	\$297	\$0	In District Court Holding Area
R206	Sallyport			960	S	0	0	1.10	0	0	\$262	\$0	In District Court Holding Area
TOTALS		0	0				0		0	0		\$0	

S Provo City Justice Court
 Shared & Common Space | All Options

Code	Space	Curr.	Total	Room NSF	Type	Qty.	Total NSF	Effic'y Factor	Dept. GSF	Bldg. GSF	Cost / S.F.	Item Cost	
S100 Staffed Areas													
S110	Entry / Security Screening		2	300	S	0	0	1.30	0	0	\$272	\$0	Shared with 4th District Entry
S102	Security Office		2	120	S	0	0	1.30	0	0	\$272	\$0	Shared with 4th District Entry
S200 Non-Staffed Areas													
S201	Lobby / Court Waiting			300	O	3	900	1.25	1,125	1,384	\$272	\$376,518	Independent from 4th District Spaces
S202	Jury Assembly / Multipurpose Rm.			600	O	2	1,200	1.20	1,440	1,771	\$272	\$481,944	
S203	Public Toilet Rooms			240	-	2	480	1.30	624	768	\$307	\$235,705	
S204	Staff Toilet Rooms			120	-	4	480	1.30	624	768	\$307	\$235,705	
S205	Janitor's Closet			40	-	2	80	1.40	112	138	\$272	\$37,484	
TOTALS		0	4				3,140		3,925	4,828		\$1,367,357	

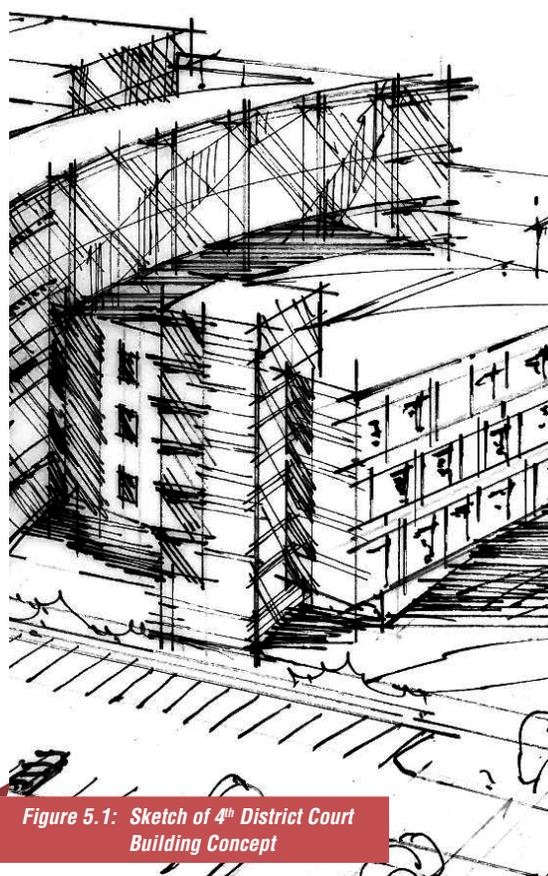


Figure 5.1: Sketch of 4th District Court Building Concept

Introduction

This section explores various building massing options, superimposed on a “typical” (400’ x 400’) downtown Provo site. The site representation is deliberately generic, and is not meant to reflect the current site owned by the State of Utah, although this site may ultimately be the selected site.

Building Size

For the purpose of this exercise, this site test is based on Building Option #4. Option #4 contains all new space for the 4th District and the 4th District Juvenile courts, as well as new space for the Provo City Justice Court. It was selected because it reflects the largest amount of “new construction” that the site would be required to support. Option #4 would ultimately contain 233,000 s.f. of space supporting the operation of 20 courtrooms. Additionally, each massing option was explored for MAXIMUM site build-out, including the original 20-courtroom building, plus potential future expansion of 4 courtrooms to a total of 24 courtrooms.

Parking Requirements

Option #4 would support a staff of approximately 163 employees, although not all employees would be on site simultaneously. Based on Provo City requirements, a building of 233,000 s.f. would require approximately 700 parking stalls. However, based on actual use, this building would require approximately 160 staff parking stalls, and 180 visitor parking stalls. Among the staff stalls would be a minimum of 30 “secure” parking stalls for judges and key employees. Among the visitor parking stalls would be the building sallyport parking which would be designed to support two corrections busses and up to 8 police vehicles (squad cars and vans).

At 350 s.f. per stall, Provo City parking requirements would require 245,000 s.f. of parking to support 700 parking stalls. Courts standards (340 parking stalls total) would require approximately 120,000 s.f. of parking area. Translated into a more “manageable” figure, if parking could be provided across the length of a block (approximately 360 feet in length), then three “rows” of parking @ 60’ wide each (180’ wide in total) would yield approximately 65,000 s.f. of parking per level. In the most simple of terms, to park this courthouse would require 2 levels of structured parking, occupying half of a Provo City block.

IV Building Massing Options

This study quickly explored three building massing options.



Massing Option #1 **4 Courtrooms per Court Floor**

This option explored a “typical” courts floor footprint of 4 courtrooms per floor, totaling approximately 30,000 s.f. per floor. This option would require a minimum of 6 courtroom floors, plus an additional 2 floors of administrative space, and a secure basement to accommodate prisoner transportation, creating a total building area of 270,000 s.f. This option maximizes on-site parking opportunities. This option also maximizes building height at approximately 160 feet. However, this option also created the greatest compromise to building operations. With only two prisoner transportation cores, the efficient movement of staff, prisoners and public is severely impacted. Due to the operational limitations of this configuration, the 4-courtroom building footprint cannot be recommended.



Massing Option #2 **6 Courtrooms per Floor**

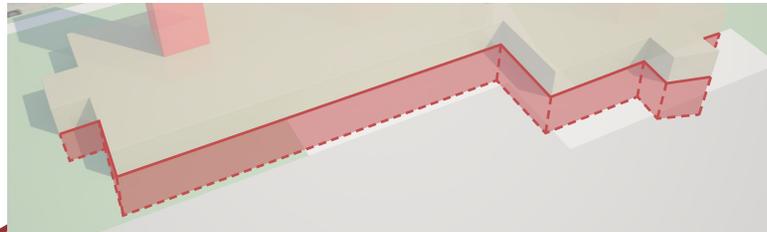
This six-level option explored the creation of five levels of courtrooms and one level of at-grade administrative space. Courtroom floors varied from four courtrooms on the upper two floors, to 6 courtrooms in the middle floors of the building. The typical building footprint is approximately 45,000 s.f. with the upper floors reducing to 30,000 s.f. This option also included a partial basement for prisoner-related transportation and holding services. This option seems to offer the best blend of internal operational efficiency and on-site parking availability. It also allows for building expansion without the loss of critical parking. Of the three options explored, this is the recommended option.



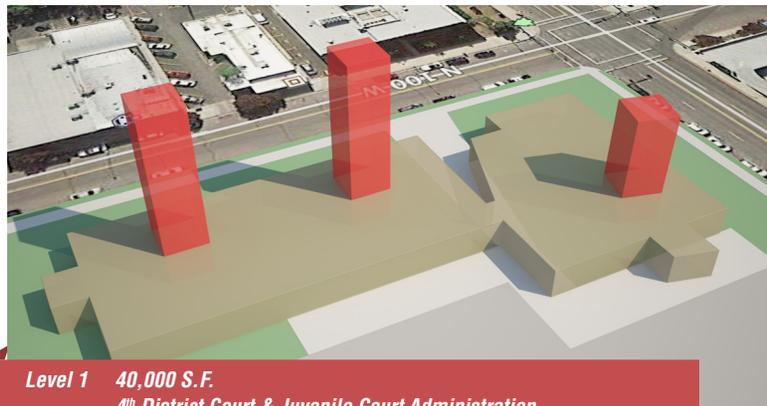
Massing Option #3 **8 Courtrooms per Floor**

This four-level option explored the creation of three levels of 8 courtrooms, at approximately 60,000 s.f. per floor, plus one at-grade level of administrative space. It also included a partial basement for prisoner-related transportation and holding services. The 8-courtroom footprint is the most efficient of the three explored. It offers the greatest flexibility in terms of courtroom variations and mixes, and reduces overall building operations and security costs. However, due to the size of a typical Provo City block, the 8-courtroom footprint can barely be accommodated on the site. Parking for this facility would be severely impacted if the parking had to share the same block as the building. Future expansion options for this configuration are also severely limited. Due to the severe parking limitations associated with this configuration, the 8-courtroom cannot be recommended.

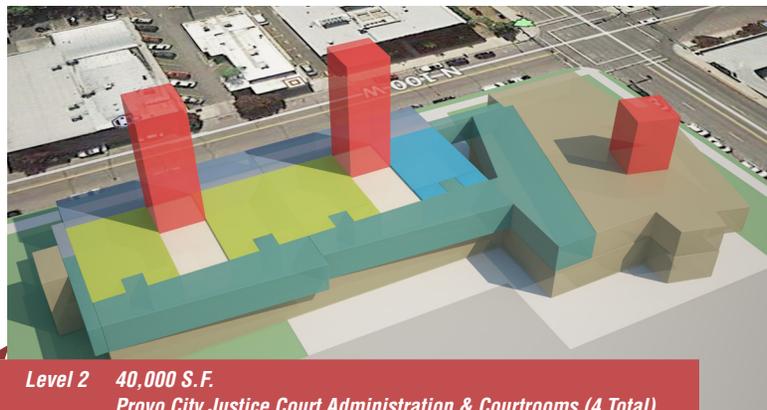
V Building Stacking Diagrams
Massing Option #2



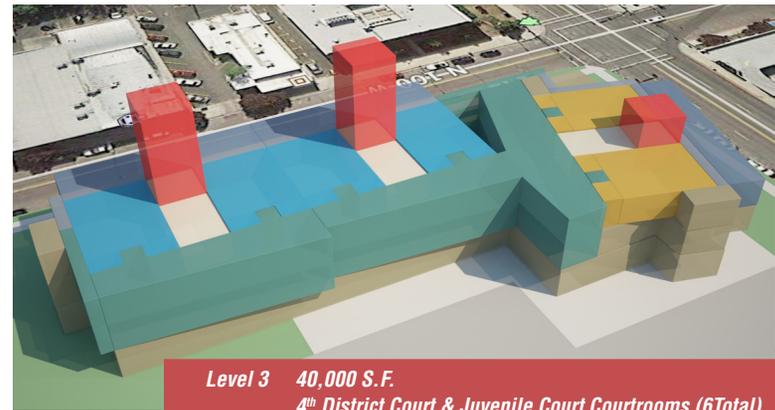
Basement Level 30,000 S.F.
 DIC Sallyport, Central Control & Holding



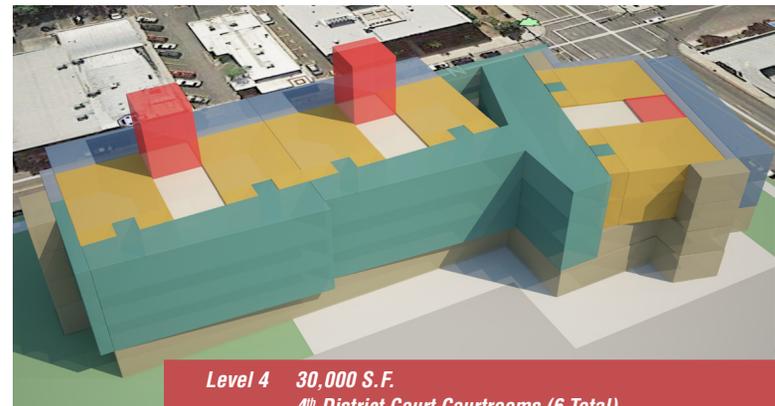
Level 1 40,000 S.F.
 4th District Court & Juvenile Court Administration



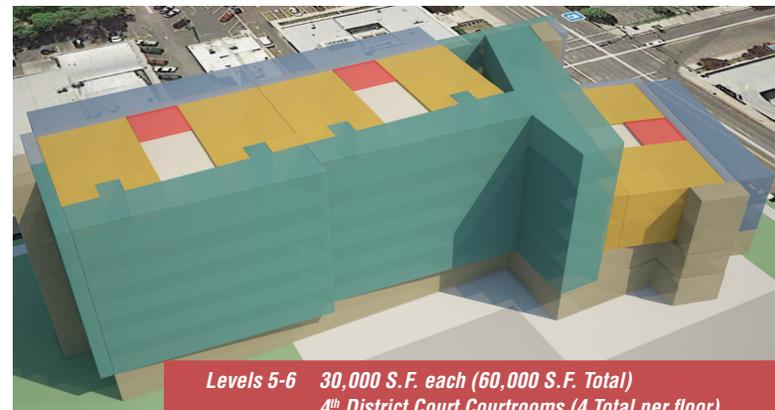
Level 2 40,000 S.F.
 Provo City Justice Court Administration & Courtrooms (4 Total)



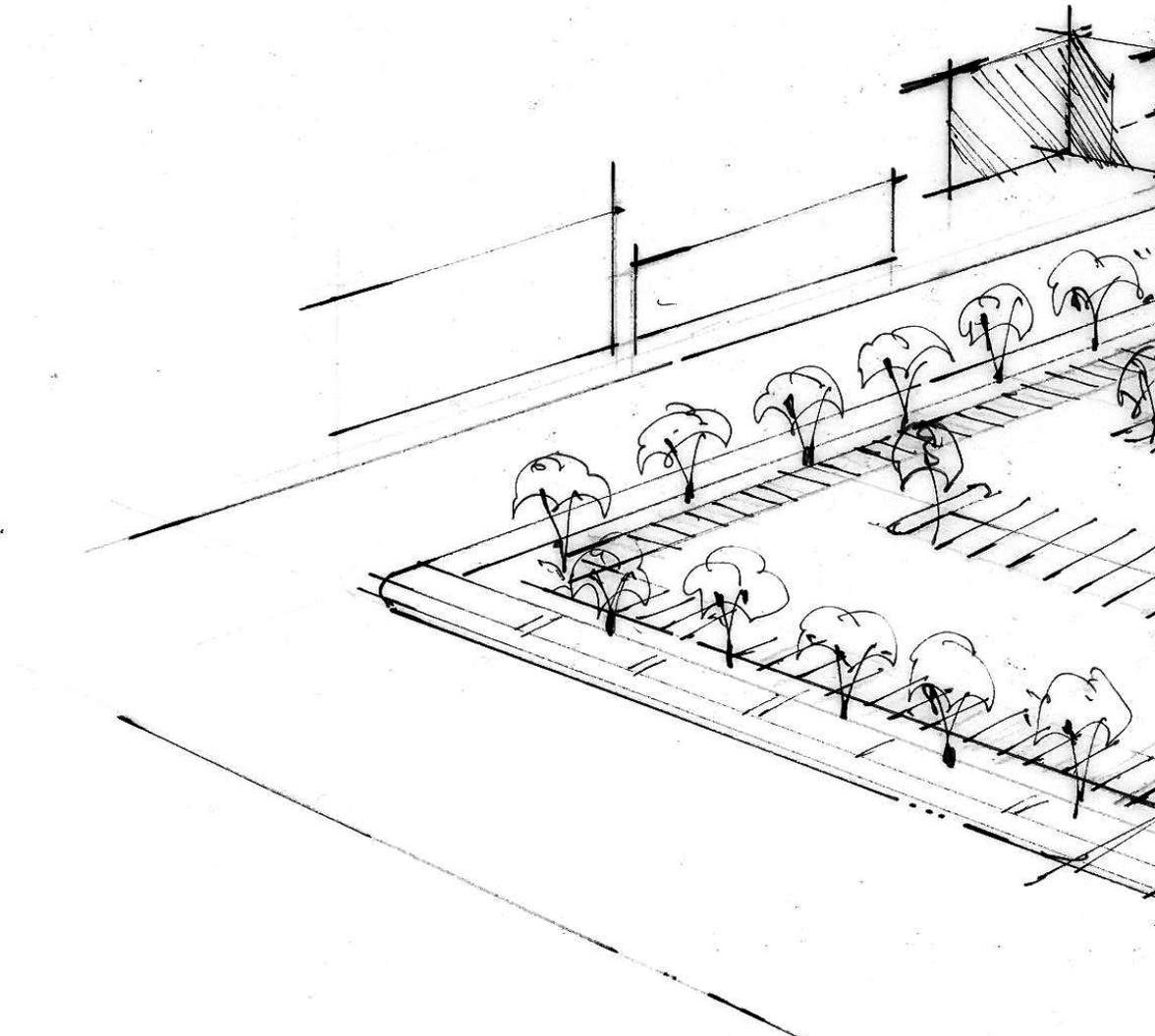
Level 3 40,000 S.F.
 4th District Court & Juvenile Court Courtrooms (6 Total)

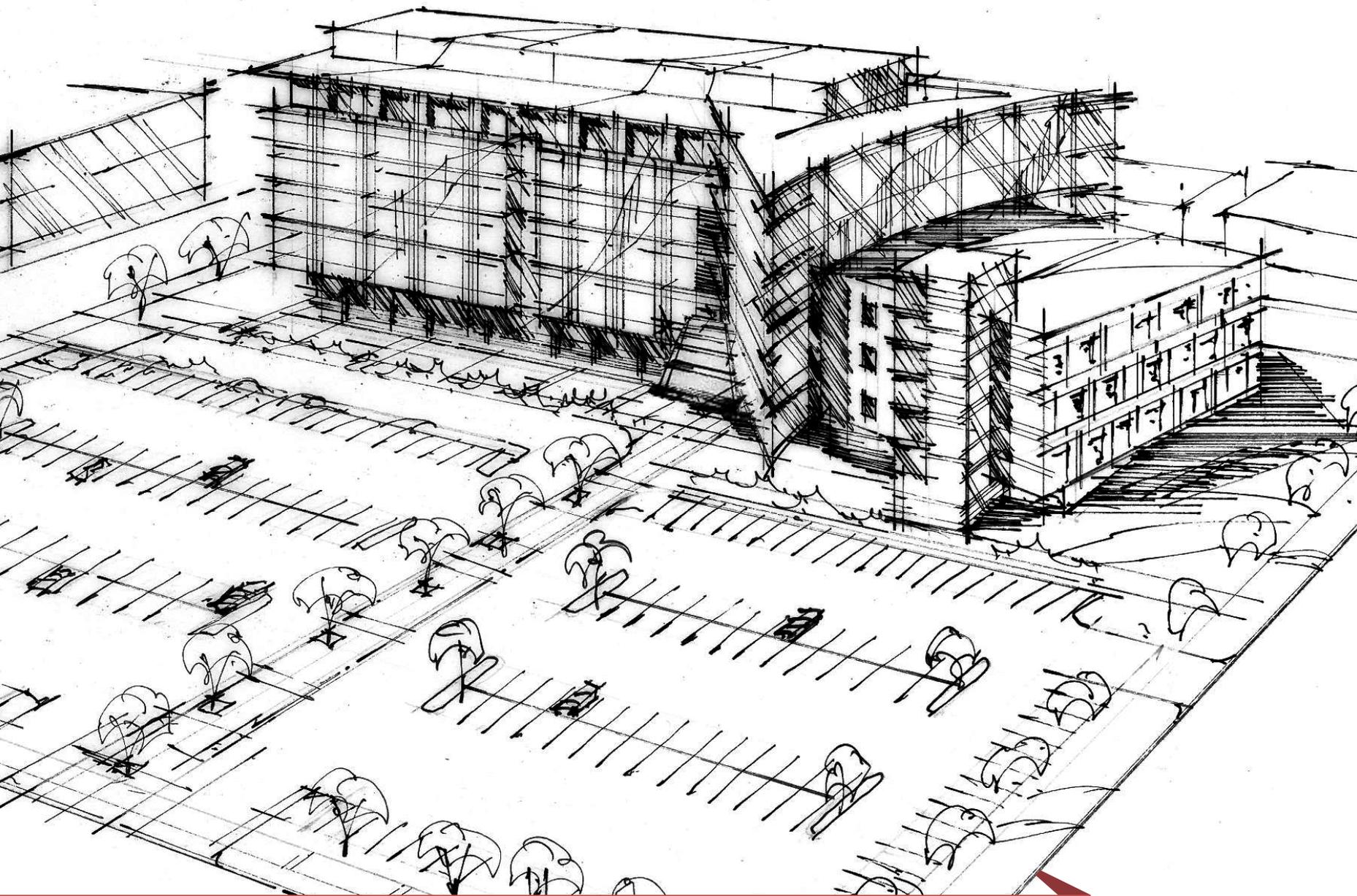


Level 4 30,000 S.F.
 4th District Court Courtrooms (6 Total)



Levels 5-6 30,000 S.F. each (60,000 S.F. Total)
 4th District Court Courtrooms (4 Total per floor)





Concept Rendering | Massing Option #2



**Provo 4th District Court - Existing Building
Estimation of Costs**

Item #1 - Prisoner Transport

Item	Units	Unit Cost	Unit	Cost	Notes
Underground Tunnel	480	\$700	SF	\$336,000	120' x 8 feet wide
Vehicle Sallyport	3200	\$250	SF	\$800,000	32' wide x 100 ' long
Remodel within Judge's Secure Parking	400	\$300	SF	\$120,000	Remove/ Rebuild north & west wall
Site Work - Excavation & Repair	6000	\$40	SF	\$240,000	
TOTAL				\$1,496,000	

Item #2 - Building Stand-Off

Item	Units	Unit Cost	Unit	Cost	Notes
Site Regrading (Berms)	30000	\$5	SF	\$135,000	
Site Elements (Bollards, Retaining Walls)	30000	\$6	SF	\$180,000	
Site Landscape	30000	\$3	SF	\$90,000	
TOTAL				\$405,000	

Item #3 - Inadequate Central Holding

Item	Units	Unit Cost	Unit	Cost	Notes
Demolition	2000	\$20	SF	\$40,000	
Remodel	2000	\$350	SF	\$700,000	High cost due to const. conditions
Replace Existing Storage in new building	2000	\$250	SF	\$500,000	
TOTAL				\$1,240,000	

Items #4-6 - Insufficient Public Support Space & Bifurcated Clerical Space

Item	Units	Unit Cost	Unit	Cost	Notes
Counter Remodel - Level 1	4000	\$300	SF	\$1,200,000	High cost due to const. conditions
Renovation of Public Lobby Space	3800	\$80	SF	\$304,000	
Clerical Relocation Levels 2+	4000	\$80	SF	\$320,000	
TOTAL				\$1,824,000	

Item #7 - Inadequate Building Queuing

Item	Units	Unit Cost	Unit	Cost	Notes
Demolition - Exterior & Interior	600	\$40	SF	\$24,000	
New Vestibule	300	\$400	SF	\$120,000	High cost due to const. conditions
Site Restoration & Improvements	600	\$15	SF	\$9,000	
TOTAL				\$153,000	

Item #8 - Shared Elevator System

Item	Units	Unit Cost	Unit	Cost	Notes
Demolition for new shafts	2	\$50,000	EA	\$100,000	High cost due to const. conditions
Creation of 4 new shafts	2	\$50,000	EA	\$100,000	High cost due to const. conditions
New Elevators - 4 stops per elevator	2	\$300,000	EA	\$600,000	High cost due to const. conditions
Retrofit of Existing Elevators	2	\$200,000	EA	\$400,000	High cost due to const. conditions
TOTAL				\$1,200,000	

Item #9 - One Holding Cell per Holding Area

Item	Units	Unit Cost	Unit	Cost	Notes
Demolition for new cells	1080	\$50	SF	\$54,000	180 sf. X 2/floor x 3 floors
Creation of new holding cells and vestibule	1080	\$400	EA	\$432,000	180 sf. X 2/floor x 3 floors
Detention Security Technology	6	\$40,000	EA	\$240,000	
Retrofit of Existing Holding Area	6	\$20,000	EA	\$120,000	
TOTAL				\$846,000	

Item #10 - Inadequate Court Waiting Area

Item	Units	Unit Cost	Unit	Cost	Notes
Demolition	3000	\$40	EA	\$120,000	1000 sf x 3 floors
Creation of new waiting area	3000	\$300	EA	\$900,000	1000 sf x 3 floors
Retrofit of Existing Waiting Area	3600	\$80	EA	\$288,000	1200 sf x 3 floors
TOTAL				\$1,308,000	

Item #11 - No Vestibules for Courtrooms

Item	Units	Unit Cost	Unit	Cost	Notes
Demolition	600	\$40 EA		\$24,000	100 sf. x 2/floor x 3 floors
Creation of new vestibules	600	\$350 EA		\$210,000	100 sf. x 2/floor x 3 floors
TOTAL				\$234,000	

Item #12 – Courtrooms do not Comply with ADA

Item	Units	Unit Cost	Unit	Cost	Notes
Creation of new vestibules	5	\$350,000 EA		\$1,750,000	Unit Cost is per Level 4 Remodel
TOTAL				\$1,750,000	

Item #13 – Redundant Sallyport Areas

Item	Units	Unit Cost	Annual Cost	20-Yr. Cost	Notes
Additional Staff @ 2nd Control Area	2.6	\$60,000	\$156,000	\$3,120,000	Assume 2 staff at all court times
TOTAL				\$3,120,000	

Item #14 – Redundant Building Entries

Item	Units	Unit Cost	Annual Cost	20-Yr. Cost	Notes
Additional Security Equipment	2	\$300,000		\$600,000	Assume 2 new screening stations
Additional Staff @ 2nd Control Area	3.9	\$60,000	\$234,000	\$4,680,000	Assume 3 staff at all court times
TOTAL				\$5,280,000	

Item #15 – Redundant Circulation Paths

Item	Units	Unit Cost	Initial Cost	20-Yr. Cost	Notes
Circulation Corridor - Below Grade	400	\$700	\$280,000		DIC Connection - Basement Level
Circulation Corridor - Above Grade	800	\$400	\$320,000		Public & Staff Connections - Level 2
Interface with Exist. Bldg.	2	\$100,000	\$200,000		@ Basement & Level 2
Ongoing Operation Costs	1200	\$5	\$6,000	\$120,000	
TOTAL			\$800,000	\$120,000	

Item #16 – Redundant Public Service Areas

Item	Units	Unit Cost	Annual Cost	20-Yr. Cost	Notes
Additional Lobby Square Footage	400	\$250	\$100,000		Kiosks, etc.
Additional Public Document Space	300	\$220	\$66,000		
Additional Front Counter Positions	300	\$350	\$105,000		3 positions @ 100 s.f. each
Ongoing Operation Costs	1000	\$5	\$5,000	\$100,000	
Additional Front Counter Staff	2.6	\$40,000	\$104,000	\$2,080,000	Assume 2 staff at all court times
TOTAL			\$271,000	\$2,180,000	

Sub-Totals

Design / Construction Costs				\$11,527,000	
20-Year Operation Costs				\$10,700,000	
TOTAL ALL COSTS				\$22,227,000	



4th District Study of 2010 (presentation slides)

