

WASHOE COUNTY DOWNTOWN MASTER PLAN UPDATE

JULY 12, 2019

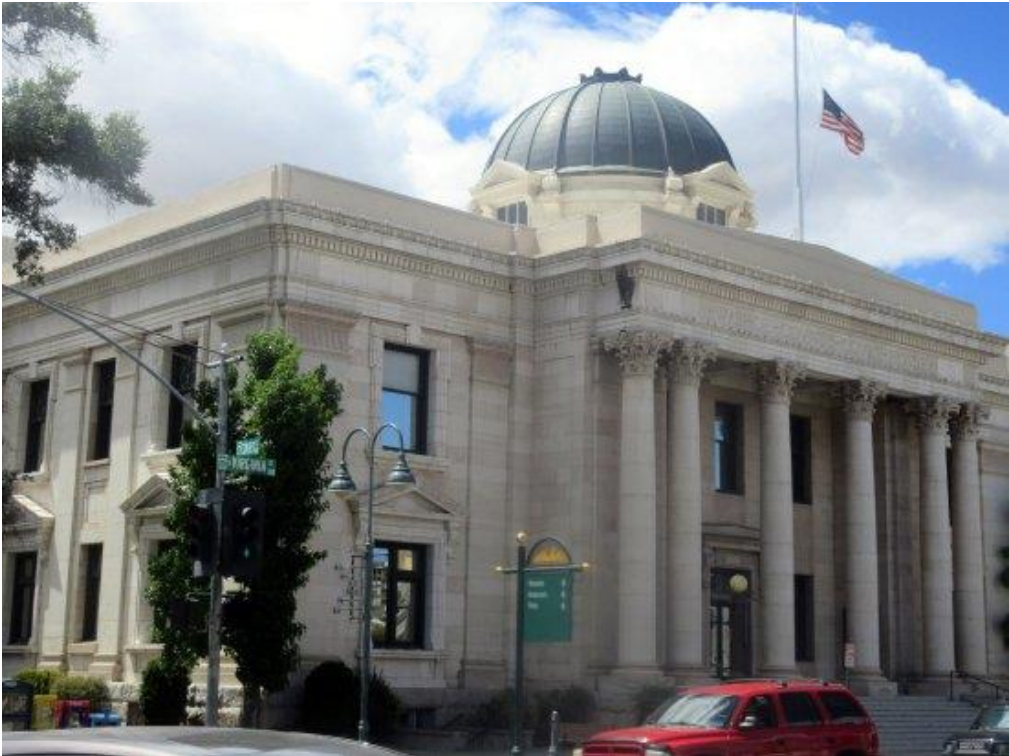


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WASHOE COUNTY DOWNTOWN
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CHAPTER 1:
INTRODUCTION



1.1 Introduction

AW/CGL was retained by Washoe County in September 2018 to prepare a Washoe County Downtown Reno Master Plan for various judicial functions located at the following areas:

- 75 Court Street
- 1 South Sierra Street – North and South Towers
- 350 South Center Street
- 220 South Center Street
- Court Street Parking area.

The County is confronted with the need to review and update facility space allocations to adequately house and perform judicial and government functions. Some departments are operating in overcrowded conditions with no additional space for future service growth. The scope of services consists of four (4) primary phases:

- Facility Assessment
- Security Assessment
- Needs Assessment
- Options Analysis

1.2 Project Goals and Objectives

The project goal is to prepare a facilities plan for functions located in the downtown Reno area to the year 2040 based on a sound methodology and evidence basis. To achieve this goal, the following objectives are to be incorporated:

1. Retain the history and character of Washoe County,
2. Address all known and existing deficiencies,
3. Improve quality of work space for staff and public,
4. Provide equity in space for functions based on standards,
5. Locate functions to improve communication and services,
6. Maximize use of owned facilities and sites,
7. Develop a phased implementation plan,
8. Incorporate a plan with the County's comprehensive long-range planning efforts.

1.3 Overview of Washoe County

Washoe County consists of 6,542 square miles in northwestern Nevada. The County is included in the Reno Metropolitan Statistical Area, and Reno is the county seat.

Population

Washoe County's population has experienced steady growth. Since 2008, the county's population has increased 22%, or 2.2% annually over the past 10 years, to over half a million residents. Historic population for the County is provided in Table 1-1.

Table 1-1
Historic County Population

Year	Population	# Change	% Change
2008	412,219		
2009	414,820	2,601	0.6%
2010	421,997	7,177	1.7%
2011	424,634	2,637	0.6%
2012	428,377	3,743	0.9%
2013	432,373	3,996	0.9%
2014	438,009	5,636	1.3%
2015	462,182	24,173	5.5%
2016	485,229	23,047	5.0%
2017	495,335	10,106	2.1%
2018	504,483	9,148	1.8%
Change		92,264	22.4%

Source: US Census 2008-2014, 2015-2018 AW as adopted for Sheriff Master Plan; December 2018.

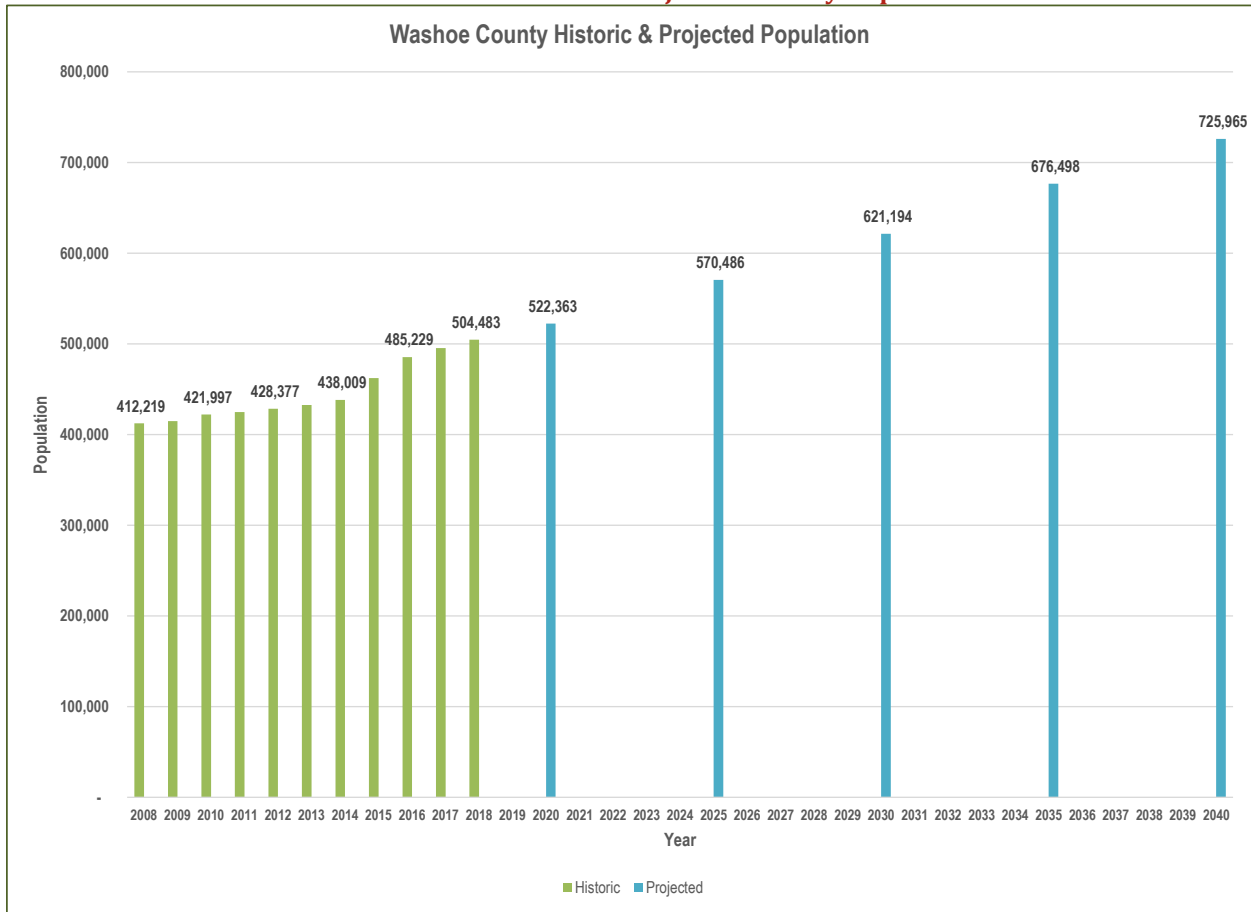
Future population trends are an indicator of the need for judicial and government services and thereby space. Table 1-2 shows the population projections through 2040. The projections indicate a population increase to over 725,000 by 2040, an average annual increase of 1.8% over the next 22 years. Figure 1-1 provides an illustration of historic and projected population for Washoe County.

Table 1-2
Projected County Population

Year	Population	# Change	% Change
2020	522,363		
2025	570,486	48,123	9.2%
2030	621,194	50,708	8.9%
2035	676,498	55,304	8.9%
2040	725,965	49,467	7.3%
Total		203,602	39.0%

Source: Population from AW as adopted for Sheriff Master Plan; December 2018.

Figure 1-1
Illustration of Historic and Projected County Population

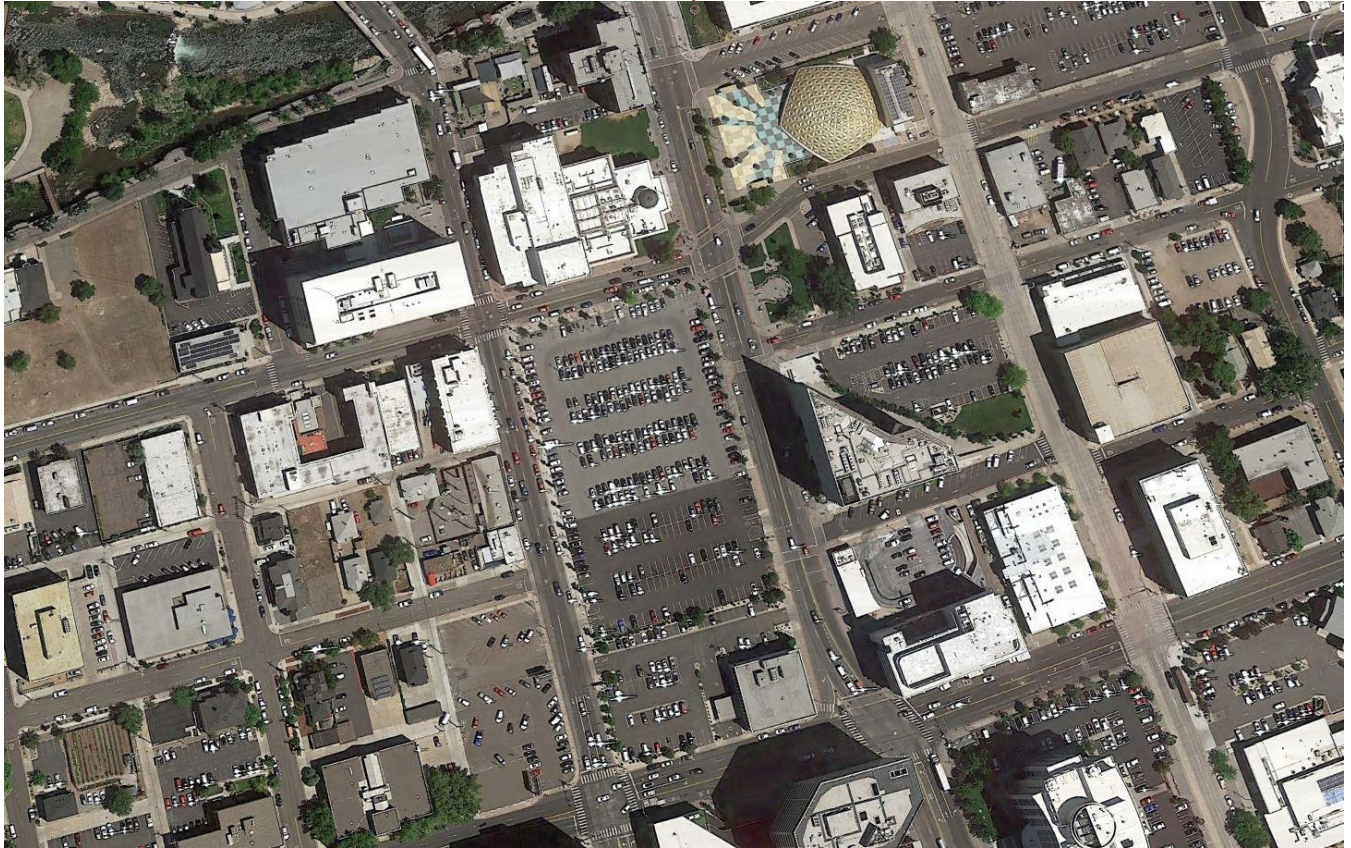


Project Departments & Site

The following judicial and county departments located at 75 Court Street, 1 South Sierra Street, and 350 South Center Street (site shown Figure 1-2) are included in the space study:

- 2nd Judicial District Court
 - General Division
 - Family Division
 - Court Administration
 - Case Compliance Specialists
 - Court Clerks
 - Evidence
 - Family Services
 - Filing Office/Protection Order
 - Fiscal Services
 - Human Resources
 - Information Technology
- 2nd Judicial District Court (continued)
 - Interpreter Services
 - Jury Services
 - Law Library
 - Self Help Center
 - Pretrial Services
 - Sheriff's Office
 - Specialty Courts
 - Alternate Public Defender
 - Human Services Agency
 - Public Defender

Figure 1-2
Illustration of Project Site



Source: Google Maps, January 2019.

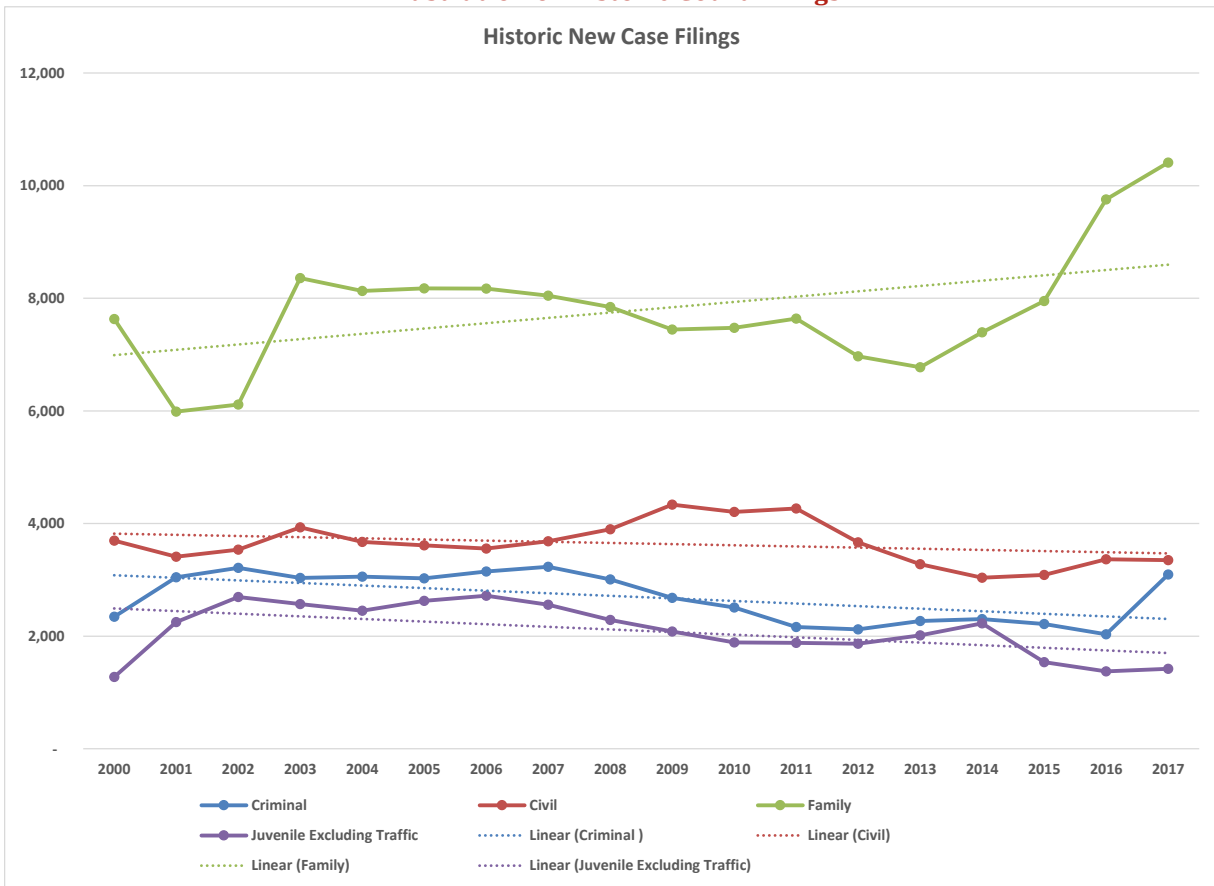
Court Overview

District Courts have general jurisdiction over all legal disputes. These courts decide on civil, non-misdemeanor criminal, family, and juvenile cases through mediation, arbitration, and bench or jury trials. The judges also hear appeals from Municipal and Justice Court cases. Funding for the District Courts is split between the state and counties. Nevada's 17 county courts are divided into 11 Judicial Districts.

Washoe County is part of the 2nd Judicial District Court. The District Court includes General Jurisdiction (criminal prosecutions for felonies and gross misdemeanors, civil disputes involving more than \$15,000, probate of estates, and guardianships,) and Family Jurisdiction (cases relating to juveniles and domestic relations). The Chief Judge manages the District and exercises administrative supervision over the Judges and court personnel. For General Jurisdiction, Washoe County currently has 9 Judges and 2 Commissioners. For Family Jurisdiction, Washoe County currently has 6 Judges and 5 Masters.

Historic new case filings increased 1.3% over the past 17 years between 2000 and 2017, as presented in Figure 1-3. Criminal filings increased 32%, Civil decreased 9.4%, Family increased 36.4%, and Juvenile Excluding Traffic increased 11.4%.

**Figure 1-3
 Illustration of Historic Court Filings**



New case filings were projected to 2040 by analyzing 10 projection models and averaging the models with statistical validity. As shown in Table 1-3, General Jurisdiction new case filings (criminal/civil) are projected to increase an annual average of 0.6% from 6,447 in 2017 to 7,382 by 2040. Family Jurisdiction new case filings are projected to increase annual average of 1.6% from 11,831 in 2017 to 16,063 in 2040.

**Table 1-3
 Projected New Case Filings**

Projected New Case Filings	2017	2020	2025	2030	2035	2040	% Chg.	Chg./Yr.
Updated December 2018								
Criminal/Civil	6,447	6,577	6,795	7,006	7,217	7,382	14.5%	0.6%
Family/Juvenile Excluding Traffic	11,831	12,345	13,237	14,160	15,133	16,063	35.8%	1.6%
Grand Total	18,278	18,923	20,032	21,165	22,350	23,444	28.3%	1.2%

Source: CGL; December 2018.

1.4 Executive Summary

The Washoe County Community Services Department (WCCSD) selected the planning team of CGL and Arrington Watkins (CGL/AW) to develop a long term master plan to study and address future long term needs of the facilities located at:

- 75 Court Street
- 1 South Sierra Street – North and South Towers
- 350 South Center Street
- 220 South Center Street parking structure
- Court Street Parking Area

The CGL/AW team reviewed and developed population projections consistent with current Washoe County population growth trends. Based on the various Washoe County population projection sources with the listed criteria, the planning team developed a projected space planning needs for Washoe County court services over a 20 year period. The CGL/AW planning team considered the existing physical plant capacity as compared against the future physical plant capacity based on future Washoe County population projections through year 2040.

This master plan is a dynamic long-term planning document to be used as a means to increase efficiency within the Washoe County system, address future growth needs and to provide guidance for future improvements into 2040 as follows:

- Identify current growth trends within the Washoe County Court system
- Identify current physical plant capacity
- Identify future physical plant capacity
- Improved current operations and delivery of public services
- Adoption of space and industry standards
- Identify deficient areas for court security and provide guidance for improved court security
- Improve work environment and access to services
- Identify facility conditions throughout the complex
- Identify those assets that have exceeded their life expectancy
- Identify several American with Disabilities Act (ADA) Accessibility deficiencies

A detailed study was conducted by the planning team. Information was arrived through the development of detailed questionnaires, on site physical observation and facility tours including observation of staff performing their work, and the input provided from the various court user groups and respective agencies located in the court buildings. The ultimate goal of this report is to provide guidance to the County to ensure that future courthouse facilities not only accommodate future growth needs, but are user friendly, operationally safe for the public, staff, including judges and litigants. This master plan is to be integrated and work in conjunction with the Washoe County Sheriff Office and Washoe County Administrative Complex

master plans as a holistic road map for the future. For this master plan, the planning team used the following steps:

- Data Gathering
- Detailed interviews with all key agency user/stakeholder groups
- Identifying the problem
- Analysis
- Results
- Recommendations
- Cost Estimating
- Large scale schedule development
- Final Recommendations based on all steps above with a sequenced phased implementation plan

Analysis by the Planning Team:

- Identification of existing physical plant and capacity
- Facility condition assessment
- Review of court security
- Development of space standards
- Future growth projections
- Needs assessment for future based on impact growth has on physical plant capacity
- Development of expansion concepts and options to address growth
- Final recommendations

Identification and Statement of the Problem

Population Growth - Used 4 Population Growth Projection Models:

- A – Washoe County Consensus Forecast
- B – Washoe County Global Insight and Wood and Poole
- C – Truckee Meadows Water Authority
- D – 2008 Demographers Population Projection for Washoe County

Population Estimates

- Population 2017 – 457,333
- Population 2018 – 504,483 – Based on AW/CGL population projections
- Growth rate 2018 – 1.8%
- Population 2040 Estimated – 725,000 – Extrapolated from other population growth models
- Estimated growth factor – 1.24% per year

Court Case Filings

- Historic total average annual increase 1.3% last 17 years
- Criminal cases up 32%
- Civil cases down 9.4%
- Family cases up 36.4%
- Juvenile Excl. Traffic cases up 11.4%

Physical Plant Capacity

- Current Washoe County Downtown Reno Justice Complex – 290,800 SF
- Project 2040 complex size – 419,230 SF
- Overall growth and need – 128,420 SF
- Overall growth percentage – 44%

Staffing

- Current Staffing – 859
- Projected 2040 – 1,134
- Growth - 275 staff positions or 33% growth

Parking

- Current parking – 687 – Between two parking areas
- Current Reno Standard – 1 space for each 385 SF = $290,800 / 385 = 755$ spaces = $755 - 687 = 68$ spaces short of current Reno Standards
- Project 2040 parking need – 1,800 spaces
- Projected additional parking needs – 1,134 spaces

Facility Condition

Based on on-going deferred and routine maintenance costs, some buildings have far out lived their usefulness and should be demolished for new state of the art court facilities. Some facilities can remain in service and provide the County with many more years of useful service. The total combined deferred maintenance and continuing maintenance costs for one facility is more than double of all of the remaining buildings in the Washoe County system.

Court Security

The Washoe County court teams have been occupying and utilizing court facilities that are not safe based on modern court design. Based on current best practice court design and safety - there are no required zones of separation such as separate movement zones for public, inmate/litigants, staff and judges both too and from court rooms. There are no secure sallyports or safe movement zones for judges to safely access the parking areas all the way to the judge's chambers and then from the chambers into the court rooms.

Options to Address Future Growth

Based on both Washoe County population projections and the Washoe County court system as evidenced by the future needs assessment and increased case load, the Washoe County court system is in a growth mode. Included in this report is a detailed future needs assessment of all court departments. As a means to address both short and long term future growth of the County the planning has developed four (4) options. For each option the team developed both short term (Interim Steps) and long term (Future Large development) implementation strategies. Each option analyzed and included the following components:

- Description of the option
- Total SF of space each option provides to the County both in Departmental Gross SF (DGSF) and with the included grossing factor
- Locations of the structures involved with the option
- Cost of each option as a project cost range
- Development of short term work – Interim Steps
- Development of long term work – Large Scale Development
- For Interim Steps - How long do the interim systems or steps remain in place and amount of time the Interim Steps provide the County to address growth before the Large Scale Development project is needed

Figure 1-4
Washoe County Downtown – Option 1



Development Concept Option 1

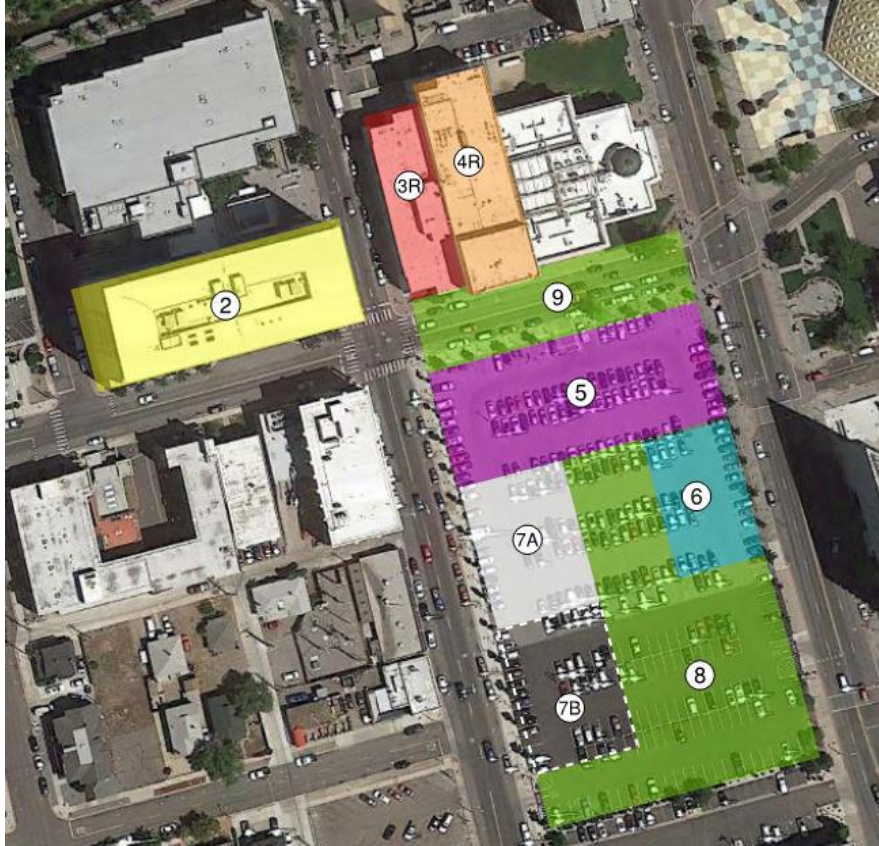
2025 - 2030 Projects 5 to 10 years:

- Add 2 new floors at the North Tower, relocate Family Division – 2040 projection of 53,620 SF plus 2,000+/- DGSF Court Clerks and 1,000+/- Filing Office
- Expand Reno Justice Court to expand in old Family Division space
- Renovate 2nd and 3rd floor of Jail for 2 additional courtrooms for General Division – approximately 7,000 DGSF per floor
- Construct new parking structure of 900 spaces

2030 - 2040 Projects 5 to 10 years

- Construct new Washoe County Courthouse with Second Judicial District Court general jurisdiction and family jurisdiction divisions, Pre-Arrestment Sheriff Office Holding (about 200 beds) of 148,780 X 1.4 = 208,292 SF
- Construct New Office Building for HS, PD, APD of 173,050 DGSF X 1.3 = 224,965 SF. When the HS, PD and ADP vacate their current location, Washoe County will either need to find new tenants to lease the space or sell the space to a private investor.
- Construct additional new parking structure of 900 spaces - Parking includes secure movement zones for staff, litigant/inmates and general public
- Close Court Street creating a unified campus with the historic court house site

Figure 1-5
Washoe County Downtown – Option 2



Development Concept Option 2

2025 - 2030 Projects 5 to 10 years:

- Furnish 2 courtrooms in 1 S. Sierra 3rd floor South Tower – for Family Division
- 75 Court Street - Renovate 2nd and 3rd floor of Jail for 4 additional courtrooms for General Division - approximately 7,000 DGSF per floor
- 75 Court Street – Interior remodel - Renovation of existing Judges Chambers and staff offices to interconnect with the new courts at the 2nd and 3rd floors of the old jail
- Construct new parking structure of 900 spaces - Parking includes secure movement zones for staff, litigant/inmates and general public

2030 - 2040 Projects 5 to 10 years:

- Construct new Washoe County Courthouse with Second Judicial District Court general jurisdiction and family jurisdiction divisions, Pre-Arrestment Sheriff Office Holding (about 200 beds) of 148,780 X 1.4 = 208,292 SF
- Construct New Office Building for HS, PD, APD of 173,050 DGSF X 1.3 = 224,965 SF - Note: When the HS, PD and ADP vacate their current location, Washoe County will either need to find new tenants at 350 Center Street to lease the space or sell the space to private development
- Construct New Parking of 900 spaces – Parking includes secure movement zones for staff, litigant/inmates and general public
- Close Court Street creating a unified campus with the historic court house

Figure 1-6
Washoe County Downtown – Option 3



Development Concept Option 3

2025 – 2030 Projects 5 to 10 years

- Renovate 2nd and 3rd floor of Jail for 4 additional courtrooms for General Division - approximately 7,000 DGSF per floor
- Renovate existing Judge's Chambers and staff office to interconnect with the new courts at the 2nd and 3rd floors of the old jail
- Construct New Parking structure of 900 spaces - Parking includes secure movement zones for staff, litigant/inmates and general public

2030 – 2040 Projects 5 to 10 years

- Construct new Washoe County Courthouse with Second Judicial District Court general jurisdiction and family jurisdiction divisions, Pre-Arrestment Sheriff Office Holding – About 200 beds - of 148,780 X 1.4 = 208,292 SF
- Construct New Office Building for HS, PD, APD of 173,050 DGSF X 1.3 = 224,965 SF - Note: When the HS, PD and ADP vacate their current location, Washoe County will either need to find new tenants at 350 Center Street to lease the space or sell the space to private development
- Construct New Parking of 900 spaces

Figure 1-7
Washoe County Downtown – Option 4



Development Concept Option 4

2025 – Projects 5 years

- Furnish 2 courtrooms in 1 S. Sierra 3rd floor South Tower – for Family Division

2025 – 2030 - Projects 5 years

- Construct new Washoe County Courthouse with Second Judicial District Court general jurisdiction and family jurisdiction divisions, Pre-Arrestment Sheriff Office Holding – About 200 beds of 198,200 DGSF X 1.4 = 277,480 SF
- Construct new office building for HS, PD, APD of 173,050 DGSF X 1.3 = 224,965 SF - Note: When the HS, PD and ADP vacate their current location, Washoe County will either need to find new tenants at 350 Center Street to lease the space or sell the space to private development
- Construct new parking structure of 1,800 spaces - Parking includes secure movement zones for staff, litigant/inmates and general public
- Demolition of the add on structures of the existing historic court will allow the remaining structures to return the court house back to its historic form and can be used as supplemental court services and a partial museum
- Close Court Street creating a unified campus with the historic court house with open green space and court plazas

Results – Options to Address Growth

- Option 1 – Most work and slowest delivery for interim steps option, results in smallest large development and future court house
- Option 2 – Reduced scope for interim steps, 2nd smallest large development and future court house
- Option 3 – Moderate work for interim steps, 2nd smallest large development and future court house
- Option 4 – Least work and fastest delivery of interim steps, results in largest development and earliest delivery for future court house

1.5 Report Outline

The remaining report sections include: Chapter 2 - Facility and Security Assessment, Chapter 3 - Needs Assessment, and Chapter 4 - Analysis and Results, Chapter 5 - Cost Estimating, Chapter 6 - Final Recommendations, and Chapter 7 - Reference Plans.

WASHOE COUNTY DOWNTOWN
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CHAPTER 2:
FACILITIES ASSESSMENT



2.1 Washoe County Facility Maintenance and Facility Condition Analysis

Introduction

The AW/CGL team was retained by Washoe County to prepare this Downtown Reno Facilities Master Plan for facilities located at:

- 75 Court Street
- 1 South Sierra Street
- 350 South Center Street
- 220 Center Street Parking Structure
- Court Street Parking area

Part of the planning team's goals for this project is the review of the condition of the above referenced buildings. The Washoe County staff maintains a detailed inventory of all buildings. This inventory includes the following information that is included in a data base system:

- Building Name
- Building Number
- Building Address
- Building Square Footage
- Year Building was built

In addition to the above referenced information this section of the report addressed the following additional building information:

- Estimated Replacement Cost
- Over time Deferred Maintenance Costs
- Prioritization and Costing for Repair Projects
- Total Costs of Repairs All Projects
- Facility Condition Needs Index (FCNI)

The current practices for condition assessments has evolved from a subjective practice of determining the asset condition based on an individual's experience and expertise to a more objective process that has been necessitated by both budget concerns and the advancement of maintenance system software and technology. The new processes that can now be developed by municipal agencies allows tracking assets and their respective condition through field surveys, review of work orders and costs for planned repair and replacement of system in a matter for proper documentation and inputting various factors into spreadsheets. The new process put into place by Washoe County was developed by staff concurrent with various studies

in an effort to standardize methods of data tracking for the purposes of determining the condition and costs of the Counties assets.

The Washoe County building condition index has been in place for several years. It has focused on the County's 23 largest County owned buildings and includes a category to addresses all other remaining buildings. As mentioned above, for this project there are four main buildings for which this section of the report will focus.

The Washoe County Facilities maintenance strategy is composed of two primary elements. These two elements include routine maintenance and the preservation of the infrastructure or asset. Routing maintenance includes periodic tasks typically performed by in house staff as part of the normal operation of a system including the reactive service call and preventative maintenance. However certain equipment and systems require preventative maintenance to be outsourced due to a specialization requiring special tools, systems and/or knowledge and training. An example of a system requiring outsourcing for maintenance is an elevator or conveyance system. Infrastructure preservation typically includes the occasional major maintenance or replacement of assets or sub-systems of assets largely accomplished through outsourcing to entities specializing in that discipline. This is typically needs or condition drives, rather than on a regular basis.

In order to lower costs and increase productivity for both routine maintenance and user initiated service calls, within the preceding year the county has adopted and has begun using a web based maintenance management software called FacilityDude. This software simplifies work orders, plans maintenance activities and can be integrated with intelligent building systems and devices, providing timely and meaningful communication among affected parties. This system can update status of work, providing a final report of the time and materials expended to complete a specific task. In particular, the program holds a data base of activities that occur on a daily, weekly, monthly, annual or seasonal basis and prepares an order for that task complete with estimated labor time by specific employee classification and a list of specific supplies needed by name and model number. Some of the amenities and equipment that are addressed by this process include heating, ventilation, air conditioning (HVAC), roofs doors, drinking fountains, exterior, interior, emergency lighting, fire extinguishers/fire suppression systems, water heaters and toilet rooms.

Facility conditions significantly affect the mission effectiveness of the Washoe County Reno Downtown facilities, as well as the safety and quality of life for the staff and general public. It is essential the department appropriately supports its facilities through consistent, long-term investment to ensure that the inventory remains mission capable and in good working order that staff require. The WC planning team uses assessment data to calculate a Facility Condition Assessment factor (FCA) for facilities in its real property inventory. This method for assessing facility conditions is close to the similar **Facility Condition Index (FCI)** used in [facilities management](#) to provide a benchmark to compare the relative condition of a group of facilities. The FCI is primarily used to support asset management initiatives of federal, state, and local

government facilities organizations. This also includes universities, housing and transportation authorities, and primary and secondary school systems.

Mathematically the FCI is represented as the cost of maintenance, repairs and deficiencies of a facility divided by the current replacement value of the facility. The FCI as a tool was first published and used in 1991 by the National Association of College and University Business Officers (NACUBO).

FCI is the key metric in a government's annual documentation of real property assets and remains the simplest single data point for stating a facility's condition and making comparisons relative to other facilities. It is a particularly valuable metric because, by definition, an FCI translates directly into dollars that represent maintenance and repair needs, and because the FCI serves as a useful measurement of the health of the department's real property portfolio.

To calculate an FCI a facility manager needs to quantify the cost of maintenance, repair and replacement deficiencies. This is typically the outcome of a Facility Condition Assessment. The current replacement value is defined as what monetary value the organization places on the facility.

The FCI is a relative indicator of condition, and should be tracked over time to maximize its benefit. It is advantageous to define condition ratings based on ranges of the FCI. Managing the Facilities Portfolio provided a set of ratings: **good** (under 0.05), **fair** (0.05 to 0.10), **poor** (over 0.10 to 0.125), **severe** (greater than 0.125 to 0.15), **critical system failure** (greater than 0.15 to 0.50) and **replace** (greater than 0.50) based on evaluating data from various clients at the time of the publication.

However, Washoe County uses a condition factor referred to as Facility Condition Needs Index (FCNI). The FCNI process is very similar to the FCI process. A Facility Condition Assessment (FCA) report identifies maintenance items and establishes construction cost estimates. These costs are summarized at the end of the report and noted as construction costs per square foot. A FCNI is commonly used by facility managers to make a judgment whether to recommend whole replacement of facilities, rather than expending resources on major repairs and improvements. The FCNI is a ratio between the proposed facility upgrade costs and facility replacement costs (FRC). This report uses indices greater than .50 or 50% as recommended to be considered for complete replacement. The latest FCNI reports prepared by the COUNTY are dated from 2008 to 2016. We used these reports as part of our documentation for this document.

Today, many organizations are determining an appropriate FCI range for these ratings based upon their mission and strategic goals. The Higher Education Facilities Officers, APPA, use the FCI as part of their strategic Assessment Model, and as a key Facilities Performance Indicator. Recommendation #6 in the National Research Council publication entitled "Stewardship of Federal Facilities states that performance indicators should be used to evaluate the effectiveness of facilities maintenance and repair programs. The American Public Works Association publication, Special Report #62, describes the use and value of facility condition rating systems in **Chapter 3.6**.

As mentioned above, for purposes of this report, our team used the following factors and tied those factors to an assigned color, as identified on a **facility site plan**:

Condition Facility Index Color Code Legend

 **Good** <0.05

This rating indicates the building is in good condition. Preventative maintenance is being performed as scheduled. Assets are within their expected lifecycle and functioning properly. Corrective repair work and deferred maintenance are low. The building is functioning at a high level and energy consumption is within targeted range.

 **Fair** 0.05-0.10

While preventative maintenance is being performed, critical assets are reaching the end of their expected lifecycle. Corrective repairs are increasing as critical systems are wearing out. Moderate pressure is being put on the maintenance staff to complete corrective work orders while still meeting their goals for preventative maintenance. This rating indicates an uphill trend for deferred maintenance or capital expenditures.

 **Poor** >0.10

Essential systems need immediate attention. Corrective repairs are increasing significantly in frequency and cost. Some major systems have exceeded their intended lifecycle. Corrective repairs are/could becoming large expenditures. The value of deferred maintenance is increasing.

 **Severe** >0.125

Critical repairs are required. Critical System Failure can be expected soon if repairs are not performed quickly. The facility's mission is being negatively impacted through the failure of key assets or systems. Corrective repairs have risen to emergency levels. Maintenance and capital budgets are being affected adversely.

 **Critical System Failure** >0.15

Mission-specific systems required for the building to operate as designed are failing or have failed. Security risks to the public as well as staff are increasing because of system disrepair. The potential for negative events such as lawsuits, injuries, security events, and community pressure is high.

 **Replace** >0.50

Building is no longer of value to complete the mission it was designed for. Energy consumption is at an unacceptable level. Building operational costs have escalated dramatically. Replacement or major renovations provide the only solutions.

Note: It is important to note there are numerous past Capital Improvement Projects required for preventative and routine maintenance and for maintaining efficient building operations that have been submitted by the Washoe County Development Services Department, and have not been approved through the CIP process. This will have a negative effect and therefore decrease the longevity and useful life of a building. Buildings that are on the edge of a higher condition level such as green or yellow can quickly degrade into the poor to more severe levels if adequate routing and preventive maintenance is not provided.

For the condition color by building - See the colored site plans for each facility included in this report.

Despite these data issues, the FCNI is the key metric in the Washoe County's annual documentation of real property assets and remains the simplest single data point for stating a facility's condition and making comparisons relative to other facilities. It is a particularly valuable metric because, by definition, an FCI/FCNI translates directly into dollars that represent maintenance and repair needs, and because the FCNI/FCI serves as a useful measurement of the health of the department's real property portfolio.

Facility Condition Index (FCI)

$$FCI = \frac{\text{Deferred Maintenance Deficiencies (DMD)}}{\text{Current Replacement Value (CRV)}}$$



2.2 About Deferred Maintenance

To determine the level of required annual maintenance and ultimately the level of deferred maintenance for each of the court facilities, the Whitestone Facility Maintenance and Repair Cost Reference has been utilized. This document is a collection of models and best practices associated with the maintenance and repair of multiple facility types. The sources that contribute to this document represent expertise of a wide variety of construction trade organizations and professional associations in addition to an innumerable number of manufacturers, wholesalers, and tradesmen that aid in to validate costs.

This documents refers to maintenance and repair as the collection of activities necessary for keeping a facility in good working order. This includes:

- Preventative maintenance and minor repair costs
- Unscheduled maintenance
- Renewal and replacement

Other tasks associated with facility operation such as custodial services, landscaping, waste disposal, and the provision of central utilities are not included in the maintenance and repair costs.

Data made available by Washoe County Capital Improvements department provided the annual expenditures for maintenance for each of the facilities in this study for a 5 year period. A complete history of maintenance spending was not available. To compensate for this, total maintenance expenditures over the last 5 years were averaged and then multiplied by the number of years the facility has been active. This number represents the estimate total maintenance spending for the life of the building to date.

The Whitestone Facilities Reference provides an estimated total maintenance expenditure total that is expected for each type of facility. By subtracting the extrapolated estimated total maintenance expenditure from the Whitestone estimated total maintenance expenditure, it is possible to arrive at an estimated deferred maintenance cost. This is used to calculate the Facility Cost Index.

The replacement costs of each of the facilities has been provided by Rider Levett Bucknall in the form of a cost per square foot for each facility of its type. See the attached spreadsheet following this section.

The following sample graphics below are presented as a sample a representation of the actual 11 X 17 Table 2-12 – Maintenance Cost Table and 2-13 – FCNI Condition Assessment Spreadsheet.

See the actual 11 X 17 Tables 2-12 and 2-13 – attached at the end of this section.

**Washoe County Downtown Reno Facilities Master Plan
Chapter 2 Facilities Assessment**

**Table 2-1
Sample Graphic – Maintenance Cost Data Spreadsheet
(See attached 11 X 17 Document following this section for actual table)**

Washoe County Courts Complex Master Plan
M&R Cost Overview

Building	Bld. #	Year	SF	Type	Scope of Work (per Whitestone)	Cost per SF (Whitestone, 2011- 2012 Dollars)	# of Years (to Year-End, 2018)	M&R Cost	Escalation (Yrs. 2013-2018)	Escalation (Rate)	Escalation (Total)	M&R Cost (2018 Dollars)
Court Tower North Tower	CRT-CHN	2006	154160	Court	Planned Maintenance & Minor Repair	\$0.56	12	\$1,035,955	6	3%	18%	\$1,222,427
Court Tower North Tower	CRT-CHN	2006	154160	Court	Unscheduled Maintenance	\$0.58	12	\$1,072,954	6	3%	18%	\$1,266,085
Court Tower North Tower	CRT-CHN	2006	154160	Court	Renewal & Replacement	\$2.98	12	\$5,512,762	6	3%	18%	\$6,505,059
Total (YE, 2018)											\$8,993,571	
Court Tower Mills Lane	CRT-MUNI	2006	134229	Court/Office	Planned Maintenance & Minor Repair	\$0.60	12	\$966,440	6	3%	18%	\$1,140,410
Court Tower Mills Lane	CRT-MUNI	2006	134229	Court/Office	Unscheduled Maintenance	\$0.53	12	\$853,696	6	3%	18%	\$1,007,362
Court Tower Mills Lane	CRT-MUNI	2006	134229	Court/Office	Renewal & Replacement	\$2.44	12	\$3,930,225	6	3%	18%	\$4,637,666
Total (YE, 2018)											\$6,785,437	
Historic Courthouse - Original Court	CRT-CHM	1910	15265	Court	Planned Maintenance & Minor Repair	\$0.56	108	\$923,227	6	3%	18%	\$1,089,408
Historic Courthouse - Original Court	CRT-CHM	1910	15265	Court	Unscheduled Maintenance	\$0.58	108	\$956,200	6	3%	18%	\$1,128,316
Historic Courthouse - Original Court	CRT-CHM	1910	15265	Court	Renewal & Replacement	\$2.98	108	\$4,912,888	6	3%	18%	\$5,797,207
Total (YE, 2018)											\$8,014,931	
Historic Courthouse - Historic Court	CRT-CHM	1945	33577	Court	Planned Maintenance & Minor Repair	\$0.56	73	\$1,372,628	6	3%	18%	\$1,619,701
Historic Courthouse - Historic Court	CRT-CHM	1945	33577	Court	Unscheduled Maintenance	\$0.58	73	\$1,421,650	6	3%	18%	\$1,677,547
Historic Courthouse - Historic Court	CRT-CHM	1945	33577	Court	Renewal & Replacement	\$2.98	73	\$7,304,341	6	3%	18%	\$8,619,122
Total (YE, 2018)											\$11,916,370	
Historic Courthouse - Jail	CRT-CHM	1965	34104	Jail	Planned Maintenance & Minor Repair	\$1.53	53	\$2,765,493	6	3%	18%	\$3,263,282
Historic Courthouse - Jail	CRT-CHM	1965	34104	Jail	Unscheduled Maintenance	\$0.95	53	\$1,717,136	6	3%	18%	\$2,026,221
Historic Courthouse - Jail	CRT-CHM	1965	34104	Jail	Renewal & Replacement	\$2.67	53	\$4,826,057	6	3%	18%	\$5,694,747
Total (YE, 2018)											\$10,984,250	
Historic Courthouse - Court Addition	CRT-CHM	1965	70195	Court	Planned Maintenance & Minor Repair	\$0.56	53	\$2,083,388	6	3%	18%	\$2,458,397
Historic Courthouse - Court Addition	CRT-CHM	1965	70195	Court	Unscheduled Maintenance	\$0.58	53	\$2,157,794	6	3%	18%	\$2,546,197
Historic Courthouse - Court Addition	CRT-CHM	1965	70195	Court	Renewal & Replacement	\$2.98	53	\$11,086,598	6	3%	18%	\$13,082,186
Total (YE, 2018)											\$18,086,781	
Liberty Center	350-STH-CTR	1975	89628	Office	Planned Maintenance & Minor Repair	\$0.64	43	\$2,466,563	6	3%	18%	\$2,910,544
Liberty Center	350-STH-CTR	1975	89628	Office	Unscheduled Maintenance	\$0.48	43	\$1,849,922	6	3%	18%	\$2,182,908
Liberty Center	350-STH-CTR	1975	89628	Office	Renewal & Replacement	\$1.90	43	\$7,322,608	6	3%	18%	\$8,640,677
Total (YE, 2018)											\$13,734,129	
Pioneer Parking Area	N/A	2000	114155	Parking, On-Grade	Patch & Seal Cracks (Every 5-Years)	\$0.08	4	\$33,123	6	3%	18%	\$39,085
Pioneer Parking Area	N/A	2000	114155	Parking, On-Grade	Resurface (Every 15-Years)	\$0.49	1	\$67,493	6	3%	18%	\$79,642
Total (YE, 2018)											\$118,727	
Liberty Center Parking Structure	N/A	1974	155312	Parking, Structured	Planned Maintenance & Minor Repair	\$0.28	44	\$1,913,444	6	3%	18%	\$2,257,864
Liberty Center Parking Structure	N/A	1974	155312	Parking, Structured	Unscheduled Maintenance	\$0.15	44	\$1,025,059	6	3%	18%	\$1,209,570
Liberty Center Parking Structure	N/A	1974	155312	Parking, Structured	Renewal & Replacement	\$0.58	44	\$3,963,562	6	3%	18%	\$4,677,003
Total (YE, 2018)											\$8,144,437	

**Table 2-2
Sample Graphic – FCNI Assessment Spreadsheet
(See attached 11 X 17 Document following this section for actual table)**

Washoe County Community Services Department														
Facility Condition Needs Index - Assessment (FCNI)														
Facility Condition Analyses - Downtown Facilities Complex - Reno, Nevada														
This is a living document. As projects are verified as completed they could be removed from the report. As projects are recommended they could be added to the report. This report is effective as of the date of listed above. The Facility Condition Needs Index (FCNI) is a measure of the recommended repair costs divided by the estimated building replacement cost. Buildings with an FCNI greater than 50% should be considered for total replacement.														
A - Building Number	B - Building Name	C - Address	D - Square Feet	E - Year Built	F - Cost Per Sq Ft	G - Estimated Replacement Cost **	H - Estimated Average Repair Costs #	I - Lowest Reported Annual Repair Costs	J - Highest Reported Annual Repair Costs	K - Life time Repairs per White Stone	L - Total Deferred Maintenance	M - Facility Condition Needs Index	N - Date	O - Description of Date
CRT-CHN	Court Tower North Tower	1 South Sierra Street Reno, NV	154,160	2006	\$450	\$63,372,000	\$34,336	\$22,206	\$45,314	\$8,993,571	\$8,581,536.41	0.14	2018	2013
CRT-MUNI	Court Tower Mills Lane	1 South Sierra Street Reno, NV	134,229	2006	\$400	\$53,691,600	\$35,242	\$22,507	\$50,481	\$6,785,437	\$6,362,528.15	0.12	2018	2013
CRT-CHM	Historic Court House	75 Court Street Reno, NV	135,956	1910-1965	\$450-700	\$82,611,200	\$71,087	\$34,775	\$90,701	\$49,002,332	\$41,324,986.45	0.50	2018	2013
350-STH-CTR	Liberty Center	350 Center Street Reno, NV	89,628	1975	\$350	\$31,369,800	\$43,341	\$32,675	\$55,779	\$13,734,129	\$11,870,474.25	0.38	2018	2013
N/A	Court St. Parking Area Reno	Court St. Parking Area Reno, NV	114,155	2000	\$8	\$911,813	\$1,991	\$49	\$5,245	\$118,727	\$82,895.30	0.09	2018	2013
N/A	Liberty Center Parking Structure	220 S. Center Street Reno, NV	155,312	1974	\$68	\$10,483,560	\$3,271	\$656	\$7,517	\$8,144,437	\$8,000,530.63	0.76	2018	2013
Totals			783,440			\$242,439,973	\$189,267			\$86,778,633	\$76,222,951			

Note: * - The costs represented above have been adjusted to current 2019 dollars
 ** - The costs represented above have been adjusted to current 2019 dollars
 # - Repair costs are averaged from spending figures between 2014 to 2018



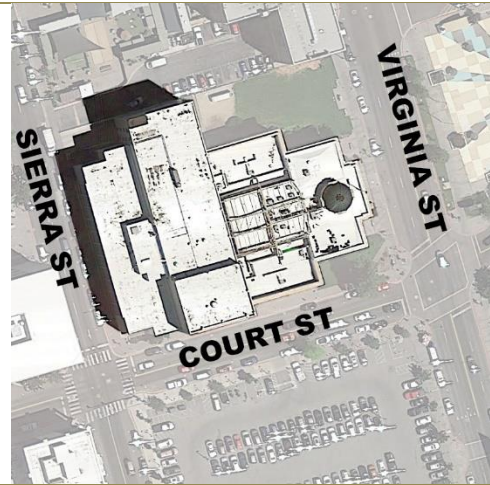
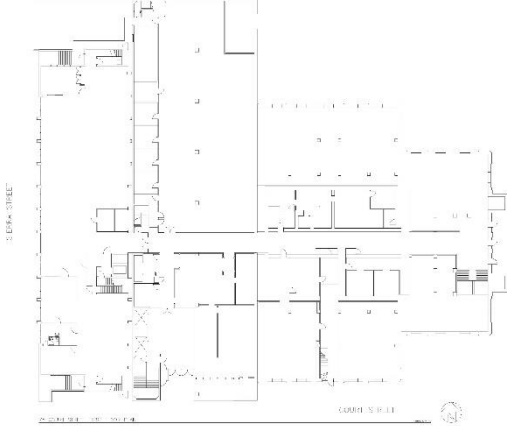
2.3 Condition Assessment by Facility

The following sections include the individual building or structure summaries for both facility and security assessments. Each assessment is presented in the following format:

- Summary of the facility including its physical make-up and function
- Evaluation of the mechanical, electrical and other critical building systems
- Evaluation of special hazards and/or required and on-going remediation
- Evaluation of the cost of maintenance and estimated work required
- Evaluations of the security shortfalls and risk
- Evaluation of the accessibility of the Facility
- Final overall recommendations based on the FCNI scoring index

2.4 – Original Courthouse 75 Court Street

Location ■ 75 Court Street.



Functions

- Washoe County 2nd District Court including general and Family Divisions
- Sheriff EOC
- Historic Pub
- Filing Center
- Law Library
- Jury Services

Building Data Year original courthouse constructed: 1890-1910

Number of Additions: 3

Building SF: 132,956 SF

Number of floors: 5

Site Area: 58,370 SF =

Building Description Built as the original County Courthouse, the structure has been the recipient of numerous renovations and building additions over this past century.

The historic portion of the building resides along Virginia Street and houses the Grand Jury space as well as the formal Historic Court rooms. The old Jail resides along Sierra Street and contains the law library. The main entry to the building is on Court Street.

Condition Assessment		Replace	0.50
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Per Table 2-2 – Deferred Maintenance Cost = \$49,002,332 – This cost is more than 50% of the replacement value and as such should be replaced. However, See Section 4 – Analysis and Results for suggested re-use and repurposing options for this building.

Facility Condition

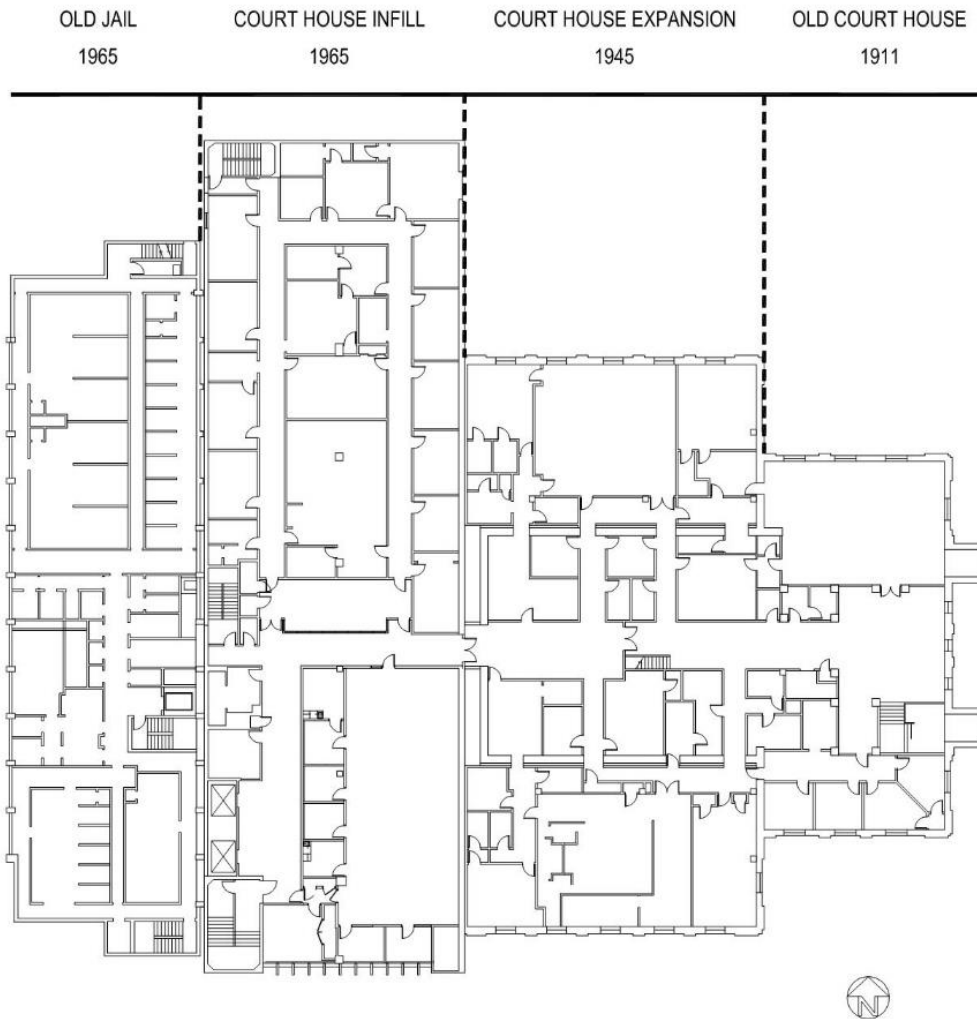
The facility condition can be viewed in two terms. First is the overall physical state of the facility and the required levels of maintenance to keep the building operational. Second the overall ability to make modification to the existing structure to comply with future needs and programs demanded. Below is an evaluation of the various independent systems at the time of this report against these criteria, thus informing the overall facility assessment.

Mechanical Systems

The original courthouse has received numerous upgrades over the century to meet the demands of its ever evolving use. The original building was constructed in 1890 and the last addition was completed in 1965. Many of the mechanical systems have therefore been retro fits as the building technology was not available during the buildings construction and could not be anticipated. Due to the retro-fitting and limited capacity of the building to accept new building technology, the existing building systems have been maintained past their expected longevity.

See image 2-1 below – Graphic for number of expansion and additions of the original courthouse.

Figure 2-1
Expansions and additions of the Original Court House – 75 Court Street



HVAC and Mechanical - The original Court House uses a combination of roof top package units in the older parts of the facility and larger interior chiller/air handlers in the more modern portions to provide thermal comfort for the occupants. It has been noted in interviews with court staff and facility personnel that it is difficult to maintain optimal conditions for all spaces. This presents several problems as these spaces serve large volumes of people for extended periods of time. The retro-fitted system, does not allow for proper zoning or control of the climate, therefore creating an additional burden on maintenance staff and reducing the efficiency of the mechanical system. Further this has an impact on the comfort level of the staff and the public.

At the time of this report, several of roof top units at the original court house were scheduled for replacement. It is of importance to note that even with replacement of the current systems to high efficiency units that the same issues of balance and comfort will remain. The system as a whole does not allow for zoning based on

areas of use and without an energy management system, may not realize the financial savings potential brought by using such high efficiency equipment.

The newer chiller re-circulation system used by the existing original court house is integrated with the hydronic system of the adjacent South Sierra Building, but does not have an energy management system that can optimize and balance the two systems in the older and newer parts of the original court house.

Vertical Transport

There are three elevators that service the original court house. These elevators have surpassed life expectancy and are in need of modernization or replacement. At the time of this report, it was noted the elevators require monthly servicing and have on numerous occasions experienced one or more elevations in shut down. As these serve as the primary means of transporting inmates, staff and the general public to court, and due to the current courthouse configuration and lack of separate movement zones, any inoperability of the elevators has a substantial impact on the operations and security of the facility.

Plumbing

The plumbing systems of the original court are an amalgam of old and new due to numerous system replacements. The original old plumbing does experience leaks and in some cases still utilizes lead pipe. Interviews with maintenance staff have revealed that these issues are addressed as required and that the system is replaced as maintenance requirements occur.

AFS Systems

Of concern is the lack of automatic sprinkler system throughout the building. Major enhancements and modifications to this facility to bring it up to modern standards for court facilities would require a retrofitted automatic fire sprinkler system. Due to the need to have this building active, a construction project such as this would require a phased approach that could extend the construction into multiple years.

Even if not required, the lack of a fire suppressant system presents a risk to the county. As assembly based building, such a system would serve to provide a level of protection for the occupants. Additionally, the high volume of long term stored combustible items such as case files and evidence can present an increased risk for fire and life safety.

Electrical Systems

Wiring is extremely dated and requires replacement. The building is at capacity. The original structure was not designed with the level of technology or staff it currently serves in mind. With the increase in staff and need for new technology, there are power draw demands and are associated with this facility that could not have been foreseen at the buildings inception.

Remediation and Hazards

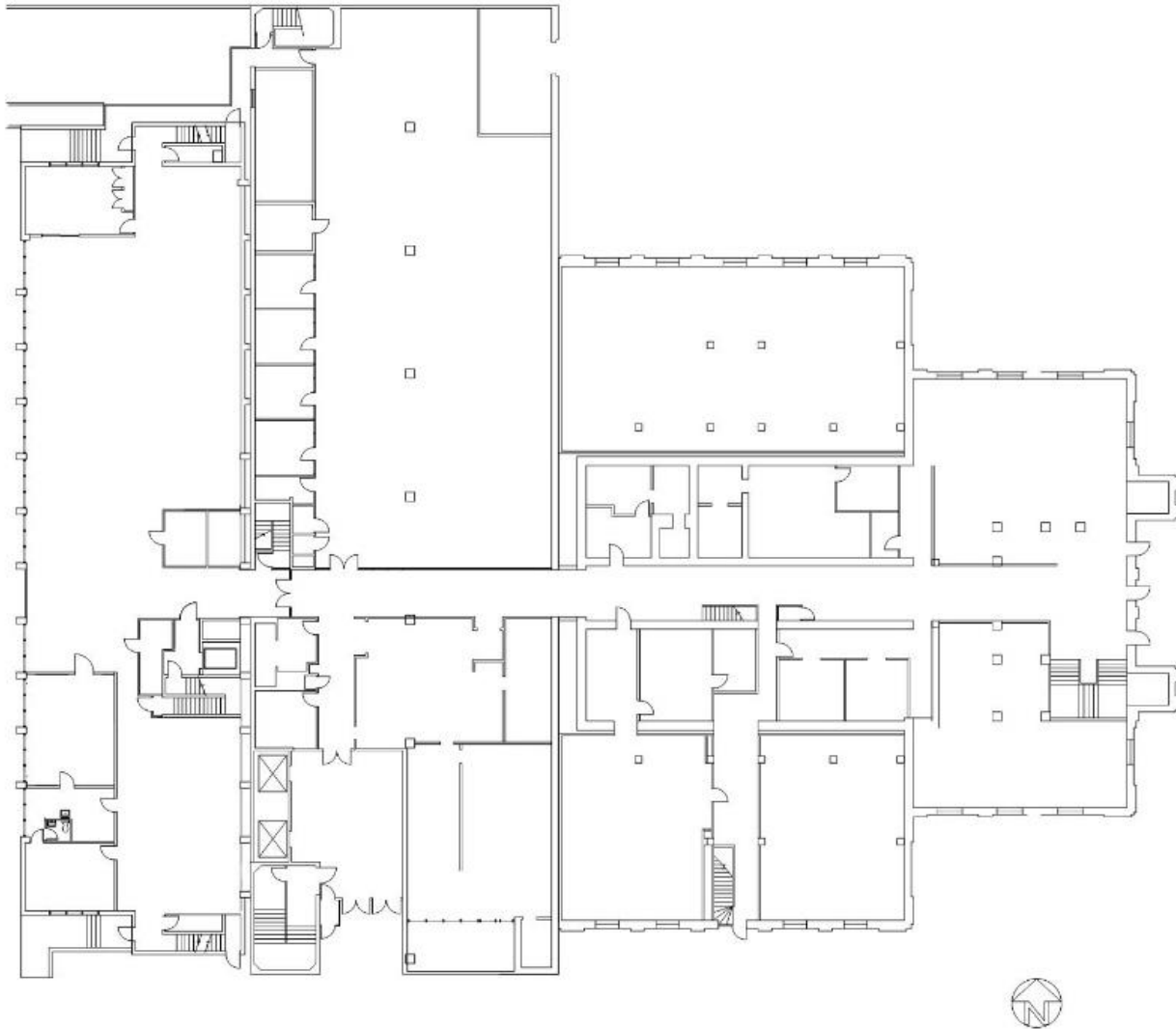
Radon: At the time of this report, Radon remediation was occurring at this facility adjacent to the Sheriff's command center.

Asbestos: Asbestos is known to occur at this site. Any remodel or enhancement to this facility, especially in the additions from 1945 to 1965 would need to account for the additional cost of asbestos remediation. It is of import to note that extensive reconfiguration of the spaces in the building to bring the court to modern court standards may not be resolved with encapsulation and would therefore require removal at additional cost and risk.

Lead: Both lead pipe and lead paint are known to exist in the facility. The extent to which the pipe occurs has not been established at the time of this report.

Flooding: Flooding from the Truckee River and from current on-site drainage presents a threat to this facility. The long term evidence storage for the court resides in the basement of the facility. This area experiences regular flooding that has a high potential of risk toward the county and its representation of justice through the potential destruction of sensitive and secure property and evidence.

Figure 2-2
Floor Plan of 1st Floor – 75 Court Street



Adaptability: One of the building additions to the Original Court House is the old jail. The construction of the jail by its nature does not easily allow for adaptation. The hardened construction and type of occupancy make remodel to the required future functions such as new court rooms extremely costly and construction prohibitive. Further, the old jail does not comply with current jail standards.

Maintenance Costs and Capital Improvement Projects

The following section reviews the cost trends associated with the physical maintenance as well as upcoming projects and their estimated costs to maintain the operational condition of the facility to an acceptable level. This information is used to help determine the Facility Condition Needs Index which is located at the end of this chapter.

The maintenance cost data and cost estimates for the future projects are provided by Washoe County.

Historic Cost Trends

Maintenance costs for the Original Court House have been steadily increasing from year to year. Some of the high four year dollar amounts include such building systems as:

- Lighting \$22,630
- HVAC \$24,869
- Plumbing \$23,630
- General Maintenance \$45,921

Of the various trades which performed maintenance on the facility, the largest portion has been allocated toward general maintenance. Interviews with staff have indicated that this is due mostly to reactive maintenance and immediate needs, rather than preventative measures.

Table 2-1
Annual Maintenance Costs

Total Annual Maintenance Cost T						
Year	2014	2015	2016	2017	2018	GRAND TOTAL
Cost	\$ 34,774.61	\$ 61,301.71	\$ 69,990.58	\$ 98,664.97	\$ 90,700.79	\$ 355,432.66

In determining the deferred maintenance costs, the average projected maintenance spending has been calculated at \$71,087. This number appears reasonable in comparison to the spread over the last several years as indicated in table 2-3.

It is interesting to note the total amount spent over the last 5 years on the 75 Court Street facility is almost double that which has been spent on the Mills Lane and S Sierra Court facility. The total spent on the 75 Court Facility totals \$355,432 whereas the total for the Mills Lane and S Sierra Court facility was \$347,893 over the last 5 years. This represents a clear desperation between newer facilities and those that are nearing the end of their life cycle.

Current and Future Projects

Provided below is a list of substantial projects beyond the standard required maintenance schedule that need to be addressed for this facility with their projected costs as prepared by Washoe County Capital Projects at the time of this report.

Table 2-2
Scheduled CIP Projects over the next 5 years

75 Court Street (Historic Court)		
Project Title	Funding Sources	Total
Replace one Elevator	CIP	\$ 300,000.00
Replace ADA lift at entrance	CIP	\$ 130,000.00
Electrical system upgrade	FM-IP	\$1,300,000.00
Front Doors and entry vestibule	FM-IP	\$ 25,000.00
Rooftop unit replacement	FM-IP	\$ 85,000.00
Convert all electric heat to mitsubishi system	CIP	\$ 80,000.00
Re-key Building	GRANT	\$ 45,000.00
Bathroom ADA Upgrades	FM-IP	\$ 65,000.00
Window replacement	FM-IP	\$ 145,000.00
Exterior acid wash/sealing	FM-IP	\$ 75,000.00
Historic elevator	FM-IP	\$ 120,000.00
Main Elevator Upgrades/Installation	FM-IP	\$ 350,000.00
Lighting controls	CIP	\$ 86,000.00
New Exhaust Fans	FM-IP	\$ 18,000.00
3rd and 4th holding cells combo system replacement	FM-IP	\$ 35,000.00
Replace flooring	FM-IP	\$ 120,000.00
Total Building Expenditure		\$2,979,000.00

SUMMARY BY FUNDING SOURCE	Total 5 years
FM-IP	\$ 2,338,000.00
GRANT	\$ 45,000.00
CIP	\$ 596,000.00

Many of the items listed in this CIP list represent critical building systems that are in need of immediate attention. Items such as the electrical system upgrade and elevator improvements impact the functionality and operation of the entire facility and are symptomatic of building wide cascade where upgrades and

maintenance are failing to stem the tide of building age. Even smaller dollar items such as the re-keying of the building have a substantial impact on the security to the public County Staff and Court personnel.

Security

Before providing the findings on building safety and security, the planning team would like to thank both Tom Lorita and Jim Ludolph of the National Sheriff's Association (NSA) and the team responsible for the development of the comprehensive Court Security Assessment Washoe County, Nevada Report of June, 2017. Thank you both for your time and efforts and for sharing your wealth of knowledge and experience with courthouse security and safety. The information provided by Tom and Jim was valuable and insightful. Much of the information contained in the NSA report dealt with court safety from both an operational and policy establishment standpoint. The information contained in this report only deals with the physical barrier and footprint challenges presented by the existing configuration of the buildings listed below.

The historic court house began construction in 1890, and as such the current configuration of the court house at 75 Court Street does not meet current best practice standards for court safety. The current facility lacks the required three separate circulation systems (3 zones of separation) for the safe and secure movement of court staff, court litigants, litigants/inmates, judges, and jurors. Due to the physical footprint limitations of this building, the three separate circulation systems cannot be provided without great expense. Without the three zones of separation, the public, jurors, inmate/litigants, staff and judges are intermingled and, as such, this building cannot be made safe and in compliance with current court safety and best practice standards. The lack of the three separate circulation zones requires a significant effort by staff to coordinate, control and ensure the safe movement of the litigants/inmates to and from the courtroom.

The lack of the three separate zones creates a significant impact on not only court safety and operations, but poses additional potential risks. These risks include an attempted escape by a litigant/inmate assisted by a member of the public or exposes an inmate/litigant to a potential attack through the ability to introduce contraband to a litigant/inmate. There is also the potential for unauthorized conversations to occur between the public and an inmate/litigant. Compounding these risks is the large number of litigant/inmate transfers that occur through the Washoe County Sheriff's Office, potentially with only one deputy supervising the movements. The facility at 75 Court Street is not conducive to having a well-designed operation. There is limited interior space for the public to adequately stage to ensure screeners adequate time for assessment. There is neither ballistic protection nor a secure barrier to protect screeners. The entrance and exit flows are not physically separated by a solid barrier, and there is no proper screening for the gun locker area.

It is unrealistic to expect a deputy to be able to observe and control all litigants/inmates and the public should an incident occur.

Recent Court Safety Issue – At the time of this report, there was a recent incident that occurred, due to the lack of a separate litigant/inmate movement court hallway and a secure inmate holding area in the

courtroom. A man who was about to be convicted and sentenced for a felony was able to make a mad dash for the exit and ran outside the courtroom all the way to Sierra Street. Right after his sentencing, the man made a run for it and basically fled out of the courtroom unobstructed. However, Washoe County Sheriff's Office deputies were able to respond quickly and to recapture the man. Although the man was captured, an additional concern was the man was found to have hidden a loaded revolver hidden just outside the building. The gun was found by Sheriff's deputies wrapped in a plastic bag and stuffed in the snow inside a nearby planter. Although this type of incident ended peacefully, there could have been a different outcome should the man have been able to recover the revolver before being captured.

As was reported afterward, this is not the first time an incident such as this one has occurred - The Sheriff's Office reported, "We've had people flee the courthouse before. It doesn't happen often, but it has happened."

Without the ability to isolate, separate or segregate the general public, programs such as the Peace Center, which is located in the court house, risk the potential for violent confrontations that can occur between family members. The purpose of the Peace Center is to allow the safe visitation of the parent with the child.

Figure 2-3

Chain Link enclosure separating Litigants/Inmates from Judges Parking – 75 Court Street



In addition to the lack of the three separate circulation systems, there are a number of additional security challenges that exist based on the physical limitation of the building footprint.

There is no true vehicle sally port at the location where judges enter the facility. The Sheriff's Office uses the same singular access controlled roll-up door for the transport of inmates as do the judges. There is currently no way to isolate the control of the roll up

door, and there have been occasions where a judge had just entered the facility at the same time the Sheriff was escorting an inmate/litigant and the judge and the inmate/litigant came face to face. This is an unacceptable practice that can potentially put a judge and their family at risk from a retaliatory attack from an inmate or accomplices. As means to reduce this potential, the facility has created a small separate chain link enclosure with metal slats without a gate. This is largely ineffective due to the holes in the slats

by which a judge and a litigant can still come face to face. Additionally, a litigant can clearly see where a judge parks his or her vehicle. See the photo – Image 2-3.

The vehicle entry to the building is located on a steep incline down into the basement parking area. During winter months, there is the potential for snow and water to melt and freeze, creating icy and slippery conditions for vehicles. Heat tape, which is used to melt snow and ice, is located in the concrete pad at the entry location, but the heat has failed numerous times. The planning team has heard that on several occasions a vehicle entering the basement parking area hit patches of ice and slid down the ramp and crashed into the roll up door.

Access to the basement parking area for judges is controlled by a roll up door controlled by a proximity card reader. The roll up doors are slow moving and located directly off the public street with no security barrier. This makes the judges waiting in their vehicles easy targets. Further, the slow acting roll up doors could allow someone waiting to attack a judge at the entrance into the parking area prior to the door closing. See the photo – Image 2-4.

Figure 2-4

Photo of Entry Point into Basement Secure Garage – 75 Court Street



Judges use elevators from the basement parking area as their primary means of entering the court and administrative areas. There is a CCTV camera providing some level of security. However, there have been times when the camera system has had one or even both elevators out of service, once again creating the potential that when a judge arrives at their destination on one of the floors, they will be met eye to eye with a potential inmate/litigant. There have been occasions when a

witness was in an elevator that opened and the witness came face to face with an inmate/litigant. Because judges use the same elevator and hallways as the public and inmate/litigants, once an elevator door opens, a judge will not know whether they are facing a defendant whose case they are about to hear, a member of the defendant's family for which they have sentenced the inmate/litigant to a prison term, or some additional member of the public who is upset about a judge's ruling.

Judges access their chambers through the judicial support offices located directly off the same public lobbies that are used by the public and further used for the movement of inmate/litigants for access to the court rooms. A potential assailant is only one or two doors away from being able to access a judge. Additionally, all staff offices are also located off the same corridor/public lobbies. Further, it has been indicated there are times when staff leave the doors open and unlocked.

Possible Recommendation: The Courthouse at 75 Court Street is a building on the Historical Registry for National Sites. As such, it will be both difficult and expensive to increase the building footprint in a manner that would allow for the construction of the required three zones of separation. In lieu of this option and as contained in the NSA report, it was suggested for the second, third and fourth floors, a divider wall be constructed to separate one elevator system from another. The wall could further contain a door with both a one way vision panel lite locks on each side that could provide some level of separation between judges, staff, the public and inmate/litigants. It would create an area for judges to wait for an elevator without being exposed to a large group of the public standing immediately outside the elevator. It will be further necessary to include a device that would alert those waiting for an elevator, when it is being used for inmate/litigate transports. Additionally this wall could separate the access to judge's chambers from the general public.

However, this divider wall could make the Sheriff's Office response to an incident more difficult.

Property and Evidence Storage

The property and evidence storage is located in the basement accessible by a commercial grade door and lock. This secure storage room should be provided with at least an intrusion detection system. Further, it is recommend this type of room be provided with a high security lock.

Figure 2-5
Basement Sandbags to Prevent Water Intrusion from
Flooding – 75 Court Street



The room is provided with a wet sprinkler type system which, in the event should the sprinkler system go off, there is the potential for severe damage to sensitive evidence. It is recommend this type of room function be provided with a dry type sprinkler system so as to not damage evidence. The property and evidence storage is located in the basement accessible by a commercial grade door and lock. This secure storage room should be provided with at least an intrusion detection system. Further, it is recommend this type of room be provided with a high security lock.

Figure 2-6
Photo of the existing Property and Evidence Storage – 75 Court Street



Additionally, while not a security concern, this room is not sized sufficiently to contain not only the current evidence storage but to able to accommodate future evidence. This room is not designed to comply with current best industry practices per the International Association for Property and Evidence (IAPE) for secure evidence storage. See the photo – Image 2-6.

The Sheriff's Secure Office

The Sheriff's team responsible for court security is currently located in a portion of the basement. With a staff of 23 FTEs, the space for which the Sheriff is currently housed is unacceptable. In addition, the current staffing level for the Sheriff's Office is below that recommended by the NSA Staffing Guidelines. Should the Sheriff's Office staff increase per the NSA staffing, the current space that is already too small, will be dramatically undersized to the point the Sheriff Office will need a new Court headquarters facility.

Access to the space is either through a non-secure exterior door accessed by a set of stairs, or through an additional non-secure wooden door located off the main hallway on the first floor, also accessed by a set of stairs, or from an elevator that connects the first floor to the basement.

The Sheriff's Office area has the potential for flooding, as evidenced by the use of sandbags at some of the basement entry locations. The Sheriff's space is very small and to the credit of the Sheriff's Office, they have been able to retrofit portions of the space to be functional. As mentioned previously, the current lack of space will be dramatically compounded by staffing level increases. See the photo – Image 2-5.

The work out room for the Sheriff's use is very small and there was duct work required for the abatement of radon gas, as evidenced by the temporary duct work and plywood. Also, there was blistering and spalling paint on the walls as evidenced by the attached photo. See the photo – Image 2-7.

On the second level, there is no way to separate the public, the judges and staff and the movement of inmates/litigants. As has occurred in the past, judges who used the stair that connects the judges' parking area in the basement to the upper floors, in lieu of using the elevator, have come into direct contact with inmate/litigants and the general public. It is only a matter of time before a significant instance of violence occurs between the various parties including the judges and staff.

Main Entry and Facility Screening Process

The facility screening process should be accomplished in a safe and sheltered environment. The public entry point and waiting area need to be large enough for court house users to enter the lobby in a manner that provides space for proper queuing and allows all court users to be inside the courthouse and not outside exposed to the inclement weather that often occurs in the area. The entry lobby area needs to be large enough to allow queuing in a serpentine manner that allows the security staff to see each entrant prior to their arrival at the screening area. The entry area needs to be large enough to allow the Sheriff's court security team unobstructed views of the public and to allow screeners the ability to visually assess individuals as they approach the screening area. The entry area needs to be large enough to allow the use of weapons storage lockers prior to users entering the screening area.

Figure 2-7

Sheriff's Office Training Area with Ductwork for Radon Remediation – 75 Court Street



The current main entry point to this courthouse is through an undersized entry lobby secured only with a simple rope type barrier system. The ceiling is high enough that the entry search area cannot be tightly secured with walls that would terminate to the ceiling. Court security can easily be compromised and it is not an impossible task for someone who is entering the building to pass off a weapon or other contraband to someone who is already inside the

building and has cleared the screening process since the exit from the courthouse is through a pair of doors directly adjacent to the pair of doors used for ingress. Because of the physical limitations of this entry area, and even with the use of a metal detector, this entrance still cannot be made completely safe and secure. See the photo below.

Additionally, the lobby is undersized which creates times when court users have to line up outside of the main entry.

The screening area should be provided with some type of ballistic rated panels. The current screening station is not provided with ballistic protection.

There needs to be space provided for a control room that includes both additional court security staff who can respond immediately to an incident and that can house video surveillance equipment and CCTV monitoring stations, rather than in the current Sheriff's Office location in the basement.

Additional Potential Security Breach Points – There is a pair of doors directly adjacent to the main entry that provides access to stairs that connect the first through fourth floors. The doors are secured with nothing more than conventional commercial grade locking hardware and without any type of door detection system. This door cannot be made totally safe and secured, and if a visitor were able to cause a distraction, someone could easily fail the doors and gain entry into the court areas via the stairs.

The lack of space at the screening and entry lobby areas for this facility do not allow the previously referenced processes and procedures to occur in a best court security practices manner, that ensure contraband and or weapons are not introduced into this facility.

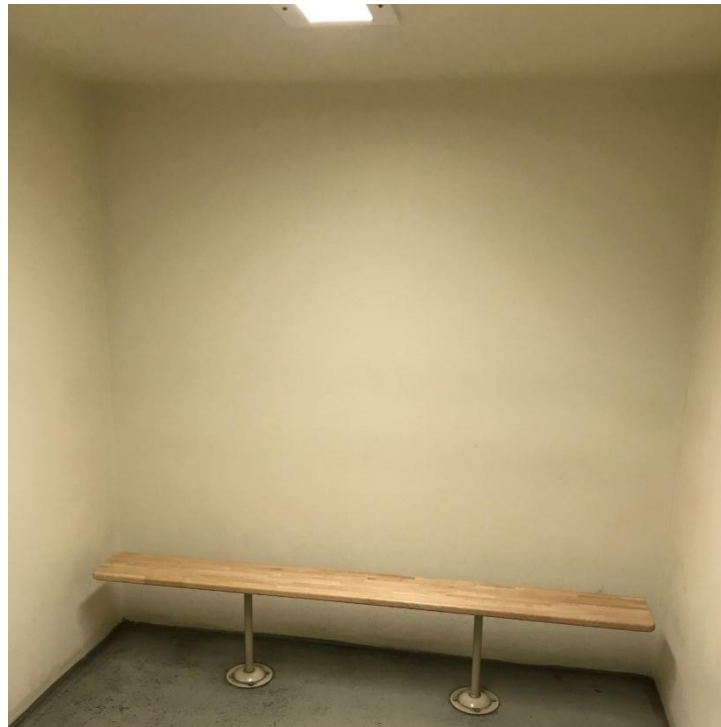
Ballistic Protection – It is recommended judge’s benches be provided with ballistic panel protection. Similar to the main entry screening station, judge’s benches are not provided with ballistic protection.

Inmate Holding Area

There is a small inmate holding room that contains a wooden bench. Although there is a CCTV camera in the room, an inmate/litigant can easily either break apart the wooden bench and use the pieces as a weapon or can use the bench as a ligature device and hang themselves. See the photo – Image 2-8

Figure 2-8

Photo of Litigant/Inmate Holding Area – Wood Bench – 75 Court Street



Secure Information Technology (IT) Closet

The current IT room is a makeshift room that is located on an exterior wall. The room contains a window which is not typical for a secure room for this function.

This IT room offers the County very little in expansion capability should there be the need to increase current rack storage space. Additionally, there are several smaller IT stations serving as “IT Pull Boxes” spread throughout the facility that are accessible to potential damage from the public should the public figure out the functions of these devices. Many of these devices are located in open public access areas. See the photos – Image 2-9 and 2-10.

Figure 2-9
IT Room Demonstrating Presence of Windows – 75 Court Street



Figure 2-10
Photo of IT “Pull Box” Accessible to Public from Hallway



Accessibility and Disabilities

Courthouse History - The first phase of the original court house at 75 Center Street was constructed in 1890 - 1910, with additional court expansion projects constructed in 1945 and continued in 1965, long before the initiation of the America with Disabilities Act (ADA). As such, the current courthouse does not comply with today's regulations for the accessibility of the disabled. Beginning from the exterior to the interior of the facility, there are a number of conditions found throughout the facility which do not comply with ADA law:

The building has several existing conditions that inhibit the ability of the public and staff who are disabled to access the facility. Among the several deficiencies, but not limited too, is the list below:

- Main entry: The main entry to the original court house was relocated from the front of the historic portion of the building to the side off of the 1965 addition along Court Street. The design of this entry, and even that at the historic portion, do not comply with current accessibility standards. As such, a wheel chair lift was retro-fitted to the Court Street entrance. There is no true ADA compliant access ramp for those with non-ambulatory disabilities – See the photo below.

This has presented many challenges as the lift is limiting with regard to the number of users who may access it at any one time. To further complicate the issue, the lift is subject to numerous mechanical failures and is scheduled to be replaced. This creates a barrier to access the facility and can have an impact on the dignity of those who wish to access the Court.

It is of import to note that this entry serves those selected for jury service, all who wish to access the filing center, and staff. Beyond the lift difficulties, the main entry is south facing and subject to icing and snow during the winter months. Such a high volume of users exposed to these condition presents a high potential risk to the County.

The first phase of the original court house at 75 Court Street was constructed in the period of 1890 - 1910, with additional court expansion projects constructed in 1945 and continued in 1965, long before the initiation of the America with Disabilities Act (ADA). As such the current courthouse does not comply with today's regulations for the accessibility of the disabled. Beginning from the exterior to the interior of the facility, there are a number of conditions found throughout the facility which do not comply with ADA law such as the following:

- There is no true ADA compliant access ramp for those with non-ambulatory disabilities and as such wheelchair accessibility is accomplished through the use of a lift

The lift does not have a straight and direct access point and as such creates a safety condition when wheel chair accessible users need to make an unusual maneuver to go from the lift to the top platform at the entry – See the photo– Image 2-11.

The lift often requires maintenance and as reported - has been out of commission on several occasions

Most of the court rooms are not ADA accessible - Access to the judge's benches and witness stands is through the use of a small set of stairs. See photo below – Image 2-12.

Figure 2-11

Location of ADA Accessible Lift – 75 Court Street



Figure 2-12

Lack of ADA Accessibility in Court Rooms – 75 Court Street



- Witness and Court Room access: In 2009 it became a requirement that all court rooms be made accessible for both the public and staff. At the time of this report, it was observed that not all court rooms had been made fully accessible.

- Some court rooms have received retrofits where lifts have been installed at jury boxes and judges' benches. However, these are subject to mechanical failure which has impacted court schedules and the ability is persons with disability to sit at the witness stand or in the jury box.

- Elevators: As mentioned in prior sections of this report, the elevators in this facility have surpassed their longevity. As

the only means of access to the upper floors where most court rooms reside, the failure of one of these disrupts the efficiency of the court calendar as the public is at times given limited access while inmates are being transported.

- Restrooms: Almost all of the restrooms require accessibility updates.

It is encouraged that a full ADA assessment be performed to determine the full scope of risk to Washoe County regarding potential. Based on the observations in this report, upgrading the existing facility to become full compliant is a difficult proposition due to the limited space to expand and level to which the deficient facilities are so fully integrated into the building.

Additional Space Concerns

There are a number of rooms throughout the facility that on immediate observation are clearly undersized for Current Functions. These spaces include:

- Jury Room – The jury room is undersized for the number of jurors required to use the space. There needs to be a larger area for jurors to stage.
- Locker Rooms - The sheriff locker rooms and shower areas are undersized for the number of sheriff staff.
- Muster/Briefing Room - The muster/briefing room is undersized for the current Sheriff's staff. This room is in a makeshift space with a small table with seating for only about 8 staff. This room really needs to be in a conference type room with the proper technical equipment. See the photo– Image 2-13.

Figure 2-13

Photo of Sheriff's Office Muster Room – 75 Court Street



- General Filing Storage - There are approximately 5,000 storage boxes in locations including hallways, unused conference rooms, throughout a large portion of the old jail, and other various locations spread throughout the facility. These boxes contain court record which have not been digitized due to the cost. It would be ideal to either move the storage off site, develop a small secure storage facility on site, or have the records digitized. See the photo – Image 2-14.

Figure 2-14

Photo of Temporary File Storage found throughout this facility – 75 Court Street



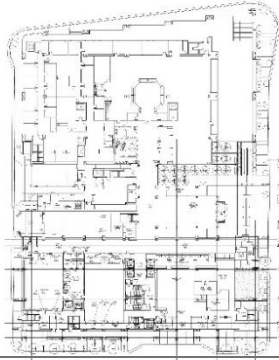
Recommendations

Initial recommendations based on the information presented in this section are as follow:

- The Historic sections of the Court from 1890 and 1920 are maintainable as a ceremonial and historic/civil location.
- The old jail and the infilled addition from 1965 present several difficulties if it is to be reused as a modern jail. Currently, the facility is used to store files and is otherwise abandoned.
- The planning team has presented several options for the re-use and repurposing of the old jail to be used as an interim step or potentially longer, to be renovated into new court house space. See Section 4 – Analysis and Results.

2.5 – Mills Lane and South Sierra Court House

Location ▪ 1 South Sierra.



Functions ▪ Reno Municipal Court
 ▪ Reno Justice Court
 ▪ Second Judicial District Court Family Division
 ▪ Washoe County District Attorney
 ▪ Self Help Center
 ▪ Protection Order Help Center

Building Data Year constructed: 2006

Number of Additions:

Building SF: 288,389 SF

Number of Floors: 8

Site Area: 73,746 SF

Building Description The Court House serves as home to a number of agencies in Washoe County and beyond.

The building consists of two towers: North (1 South Sierra) and South (Mills Lane) towers. Reno Justice Court resides in the South Tower on the first 3 floors and Reno Municipal Court resides on the first 2 floors of the North Building.

The central lobby between both towers serves as the main security check point and is accessed along Sierra Street.

Condition Assessment		Severe	0.14	(North Tower)
		Poor	0.12	(South Tower)

Per Table 2-2 – Deferred Maintenance Cost – North Tower = \$8,993,571 and the South Tower = \$6,785,437. For both of these facilities the cost is less than 15% of the replacement value and, as such, the buildings should remain active. See Section 4 – Analysis and Results for suggested re-use and repurposing options for these buildings.

Facility Condition

While technically one building, the facility maintenance and condition tracks this facility as two separate facilities, the North (1 South Sierra) and South (Mills Lane) towers.

The facility condition can be viewed in two terms. First, is the overall physical state of the facility and the required levels of maintenance to keep the building operational. Second, the overall ability to make modification to the existing structure to comply with future needs and programs demanded. Below is an evaluation of the various independent systems at the time of this report against these criteria, thus, informing the overall facility assessment.

Mechanical Systems

The existing facility is relatively new. The building uses a central boiler and chiller system to provide thermal comfort to the occupants. Interviews with County Staff and Facilities Management do not indicate any major concerns or discomfort arising from the operation of this system. However, due to the locations of several large air handling units on the interior and upper floors of this building, equipment replacement will be difficult, requiring a large crane.

Electrical Systems

The electrical system for the building has been observed to be in good order. Interviews with County Staff and Facilities Management do not indicate any major concerns arising from this system. However, there are external considerations that do present a higher risk for the life and operation of this building system. The main electrical service enters the building at the basement, which is at risk due to flooding from the Truckee River. See the below section for Remediation and Hazards.

Remediation and Hazards

As mentioned in this report, there is a risk of flooding from the Truckee River. This presents a risk to the basement where parking and inmate transfers occur and where several critical building systems are housed. At the time of this report, plans were in place to address this issue and a cost estimate for the protective measures was made available for this report under the Scheduled Capital Improvement Projects section below.

Space Utilizations

Figure 2-15

Photo of District Attorney's Office – Typical layout demonstrating inefficiency – 1 S Sierra

During site observations of the facility, it was noted that there are a large number of space inefficiencies and underutilized spaces. During interviews with the District Attorney's Office, it was indicated that the layout of space did not conform with the manner for which this department currently operates. The general configuration of the space lends to a style of larger individual offices and scattered open office areas. The preference of the staff mirrors along national trends of other Attorneys' offices.



Figure 2-16
Floor Plan 2nd Floor – 1 S Sierra

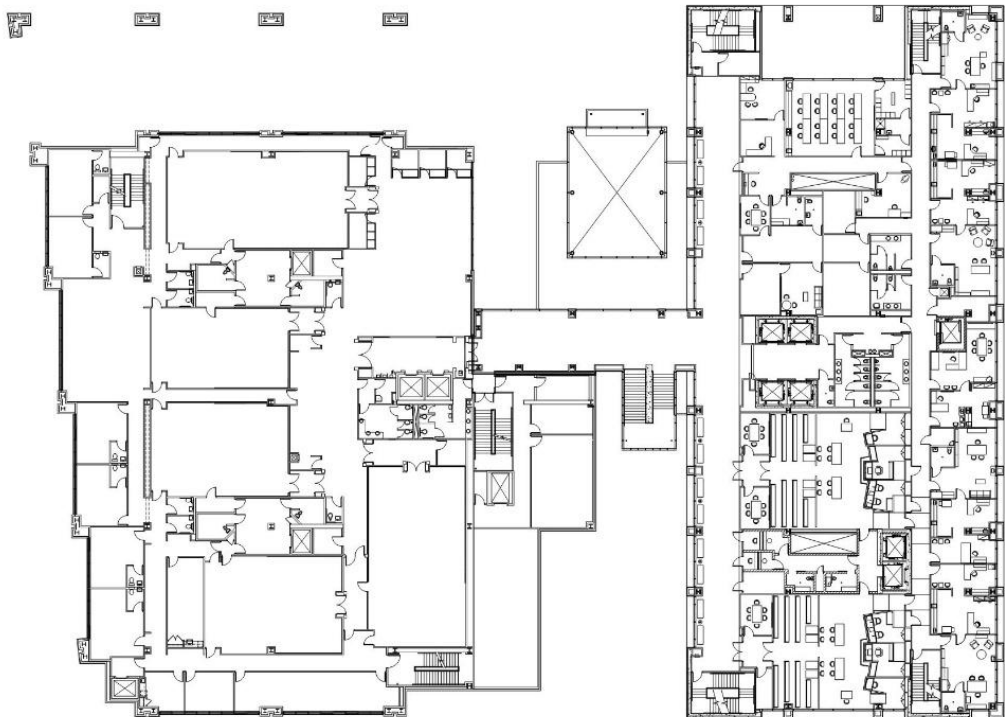


Figure 2-17

Photo of District Attorney's Office – Typical layout demonstrating underutilization of space – 1 S Sierra



2. 6 Vertical Expansion North Tower Concept

In prior master plan reports, it was indicated that the North (1 South Sierra) Tower was designed in such a fashion to allow for the construction of additional floors. Although there is documentation contained in this report that the North Tower has been designed to accommodate an additional vertical expansion of up to three (3) additional levels of floor space, there are numerous reasons to not proceed in this manner. However the planning has reviewed the potential for two new floors to be added to the North Tower. See Section 4 – Analysis and Results for site option expansion. See below for summary for potential expansion of the North Tower.

A letter from John A. Martin and Associates – Structural Engineers, dated October 26, 2007 as part of the 2007 Washoe County Facilities Master Plan by the Collaborative Design Studio, states “The courthouse was engineered in 1994 per the 1991 Uniform Building Code (UBC) for 7 levels. At the time of construction, 3 levels were built.” This would imply the structure could accommodate up to four (4) additional levels. However, this is NOT the case.

The preliminary analysis for the proposed future vertical expansion was based on the 2006 International Building Code (IBC) – the building code in place at the time of the analysis. As part of the analysis, it was stated in the letter the structural engineering team checked several columns, footings and one lateral frame to determine how many levels can be added under the IBC building code in place at the time of the

analysis. Based on the preliminary design it was determined only two additional floors with a roof may be added to the existing structure.

However, it was further stated “A more detailed analysis will be needed to verify all lateral elements comply with the current Building Code (Currently the 2018 IBC is the latest Building Code used by Washoe County). The brace and beam connections which are part of the lateral system may have to be upgraded. The summary of the structural report from 2007 stated, “It appears two (2) additional floors are feasible.”

Planning Team Recommendations – Although it appears reasonable to add two additional floors to the South Tower pending a more detailed structural analysis (not part of this report), it is not recommended by the planning team to proceed in this manner for the following reasons:

- The addition of two floors does not allow for the required building SF necessary to accommodate the growth needs and would still require additional expansion in other areas of the Reno Justice complex;
- The addition of two floors will require the demolition of the existing roof structure requiring lengthy interruptions to existing operations or require construction operations to proceed during off hours that will increase the construction schedule and cause extended general conditions to the project;
- The increased floors will require costly expansion and construction of existing vertical systems such as elevators;
- The additional floors will require large cranes and require street closures during the expansion project;
- The noise and dust will impact operations at the occupied North Tower;
- The new expansion will require additional costly mechanical equipment installations similar to the existing structure that will need to be installed inside the new building footprint, reducing the effective floor area gained by the vertical expansion;
- The potential floor area gained will still require the County to split services between various buildings;
- The final cost of the vertical expansion will be much higher than a typical core/shell renovation type project and, as such, should be considered cost prohibitive and not in the best interests of the County.

Maintenance Costs and Capital Improvement Projects

The following section reviews the cost trends associated with the physical maintenance as well as upcoming projects and their estimated costs to maintain the operational condition of the facility. This information is used to help determine the Facility Condition Needs Index which is located at the end of this chapter.

The maintenance cost data and cost estimates for the future projects are provided by Washoe County.

Historic Cost Trends

The maintenance cost trends below have been split between the North and South Towers. The North Tower representing 5 total floors, including the basement, and the South Tower representing additional square footage with 9 total floors, including the basement.

Table 2-3
 Annual Maintenance Costs

1 S SIERRA	2014	2015	2016	2017	2018	Grand Total
NORTH TOWER	\$ 30,337.93	\$ 44,698.75	\$ 45,313.73	\$ 29,125.01	\$ 22,205.69	\$ 171,681.09
SOUTH TOWER	\$ 22,507.49	\$ 26,955.56	\$ 50,480.82	\$ 45,197.64	\$ 31,070.52	\$ 176,212.03
TOTALS	\$ 52,845.42	\$ 71,654.31	\$ 95,794.55	\$ 74,322.65	\$ 53,276.21	\$ 347,893.12

The historic trend for both towers does not indicate any overwhelming increase in the annual maintenance costs. This should be expected as the building systems are relatively modern and have been well maintained.

In determining the deferred maintenance costs, the average projected maintenance spending has been calculated at \$34,336 and \$35,242 annually for the North Tower (Mill Lane) and the South Tower (S Sierra), respectively. These numbers appear reasonable in comparison to the spread over the last several years as indicated in table 2-3.

Current and Future Projects

Provided below is a list of upcoming projects that are required as either part of the standard maintenance schedule or that are required to address recent facility needs. As with the maintenance cost information, these projects have been allocated into projects for the North and South Towers.

The projected costs are as prepared by Washoe County Capital Projects at the time of this report.

Table 2-4
 Annual Maintenance Costs

North Tower		
Project Title	Funding Sources	Total
Replace Carpet	FM-IP	\$ 150,000.00
Removal of tilt coils	FM-IP	\$ 85,000.00
Judges elevator controls	CIP	\$ 75,000.00
Service elevator controls	CIP	\$ 75,000.00
Prisoner elevator controls	CIP	\$ 150,000.00
Roof replacement	FM-IP	\$ 400,000.00
Garage flood proofing	FM-IP	\$ 73,000.00
Panic hardware replacement	FM-IP	\$ 25,000.00

Seal tile floor	FM-IP	\$ 15,000.00
Exterior lighting retrofit	FM-IP	\$ 18,000.00
Re-caulk GFRC panels	FM-IP	\$ 25,000.00
Fuel Monitoring system	FM-IP	\$ 8,000.00
Total Building Expenditure		\$1,099,000.00

SUMMARY BY FUNDING SOURCE		Total 5 years
FM-IP		\$ 799,000.00
CIP		\$ 300,000.00

Table 2-5
Annual Maintenance Costs

1 S. Sierra Street (Mills Lane)		
Project Title	Funding Sources	Total
Resurface Ceramic Tile Floor	FM-IP	\$ 18,000.00
Insulation above ceiling in various areas	Grant	\$ 350,000.00
IDF rooms HVAC controls/dampers	CIP	\$ 25,000.00
Cooling tower re-seal	FM-IP	\$ 18,000.00
Stairwell lighting replacement 1st and 2nd floors	FM-IP	\$ 6,000.00
Total Building Expenditure		\$417,000.00

SUMMARY BY FUNDING SOURCE		Total 5 years
FM-IP		\$ 42,000.00
GRANT		\$ 350,000.00
CIP		\$ 25,000.00

Much of the CIP work listed for both towers is very representative of a typical repair and replacement schedule. Several items such as finish replacement, or preventative maintenance on control devices, are expected. This is due to the newer condition of the facility where much of the building systems and components still have quite a bit of time left in their life cycle. There is room for caution as it is tempting to divert maintenance dollars that are used on preventative maintenance to other projects until the need for repair or replacement appears more prominent. This is not recommended because the cost of servicing and repair over the lifetime of building can be less costly than dealing with a failure which can have a much larger systemic effect, thus compounding the costs of future repairs.

Security

Although this facility was constructed much later than the Historic courthouse, this facility has some security deficiencies that do not allow for maximum best practices for court safety.

There are some courtrooms which do include the required 3 zones of separation, but there are also courtrooms that do not have the required three zones of separation to ensure court safety. Although the screening operation at 1 Sierra Street is much better than the operation at 75 Court Street, there are areas for which further improvements can be made.

Main Entry and Facility Screening Process

The facility screening process should be accomplished in a safe and sheltered environment. The public entry point and waiting area need to be large enough for court house users to enter the lobby in a manner that provides space for proper queuing and allows all court users to be inside the courthouse and not outside exposed to the inclement weather that often occurs in the area. The entry lobby area for this building is large enough to allow the public to enter the facility. However, there needs to be additional space in the lobby to allow all public to enter in a serpentine manner allowing the staff better observe ahead of the screening process. The entry area needs to be large enough to allow the Sheriff's court security team unobstructed views of the public and to allow screeners the ability to visually assess individuals as they approach the screening area. The entry area needs to be large enough to allow the use of weapon storage lockers prior to users entering the screening area. The entry area at this court building is large enough to accommodate and address the above mentioned items.

Similar to, though in a better arrangement than 75 Court Street, the current main entry point to this courthouse is through an entry lobby secured only with a simple rope type barrier system. The ceiling is high enough that the entry search area is currently not tightly secured with walls that would terminate to the ceiling. Because of the high ceiling volume, this step would require the walls to increase by several feet in height. Court security can easily be compromised and it is not an impossible task for someone who is entering the building to pass off a weapon or other contraband to someone who is already inside the building and has cleared the screening process since the exit from the courthouse is through a pair of doors directly adjacent to the pair of doors used for ingress. Because of the physical limitations of this entry area and even with the use of a metal detector this entrance still cannot be made completely safe and secure and totally eliminate the potential for occupants to bring contraband and weapons into the facility or eliminate the potential for the public for unscreened re-entrance back into the facility.

The screening area should be provided with some type of ballistic rated panels. The current screening station is not provided with ballistic protection.

Due to the slippery nature of the tile/stone flooring, staff has put down mats to ensure visitor safety. However, these mats become a challenge for wheelchairs and are a trip hazard. See the photos –Images 2-17 and 2-18.

Figure 2-17
Photo of Main Entry/Screening Area – 1 South Sierra Street



Figure 2-18
Photo of Main Entry/Screening Area – 1 South Sierra



Figure 2-19

Photo Demonstrating Separate Entrance/Egress Area for Public – 1 South Sierra Street

This facility does have an improved main entrance security check point through the use of a separated ingress area with a screening and metal detector area and a separated egress point that does not allow the egressing public to intermingle with the incoming public. Further, there are aluminum and glass frames that section off various portions of the incoming screening process which reduces the potential for a wide open area and reduces the ability for the public incoming to intermingle with the public egressing. This further reduces the potential for contraband or weapons to be introduced into the facility. See the photo – Image 2-19.



Control Room

Figure 2-20

Photo Location of Secure Marshal's Control Room– 1 South Sierra Street

This facility contains a secured space provided for a control room located adjacent and behind the screening area. This control room includes additional court security staff that can respond immediately to an incident and the housing of video surveillance equipment and CCTV monitoring stations. However, this room is for the Marshal's Service and not the Sheriff's Office. This control room does not have a direct line-of-sight of the main entry doors. If this room were larger, there could have been space for the co-location of both the Marshals' and Sheriff's Office teams. See the photos– Image 2-20.



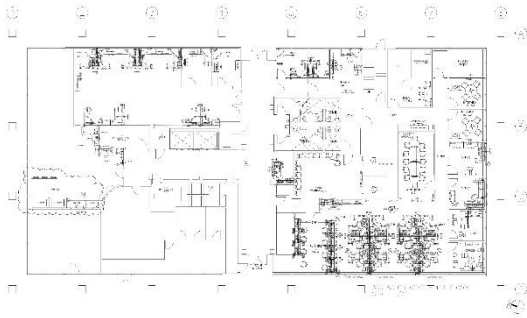
Litigant/Inmate Holding

The central detention holding area consists of a large open area for seating for the inmates. Surrounded around this open area are a number of small holding cells. We were told by staff that some of the cells are used to house disruptive litigants/inmates and the other cells are being used as restroom facilities for the inmates use due to the lack of separate restrooms for the inmates. This reduces the number of usable inmate holding cells.

The chairs are not affixed to the floor and as such could be used as weapons by inmates should an incident arise.

2.7 – Liberty Center

Location ▪ 350 South Center Street



Functions ▪ Human Services Agency
 ▪ Public Defender's Office
 ▪ Alternate Public Defender's Office

Building Data Year constructed: 1974

 Number of Additions: 0

 Building SF: 89,628 SF

 Number of Floors: 6

 Site Area: 23,958 SF

Building Description	The building was purchased by the County in 2005. The building is an office suite with a central core and lobby to provide vertical circulation.
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Many of the floors use an open office layout with system furniture.

Condition Assessment		Critical System	0.15
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Per Table 2-2 – Deferred Maintenance Cost = \$49,002,332 – This cost is more than 50% of the replacement value and as such should be replaced. However, See Section 4 – Analysis and Results for suggested re-use and repurposing options for this building.

Facility Condition

The facility condition can be viewed in two terms. First, is the overall physical state of the facility and the required levels of maintenance to keep the building operational. Second, the overall ability to modify the existing structure to comply with future needs and programs demanded. Below is an evaluation of the various independent systems at the time of this report against these criteria, thus informing the overall facility assessment.

Mechanical Systems

The mechanical system for this building uses a central boiler and chiller system. The state of the equipment varies greatly with several components nearing the end of life and others still serviceable. A large portion of the mechanical system was replaced between 1990 and 2005.

The condition of the cooling tower on the roof is at a half way point in its life cycle and the boiler is in similar condition. While these larger components are still operable, many of the smaller mechanical components throughout the building, such as the VAV boxes and AC split systems, are due for replacement.

In addition to the physical state of the equipment, the configuration of the system presents several inefficiencies. The mechanical system is not zoned and does not allow for control of isolated areas. As an example, the entire system will continue to operate after normal business hours to support the 3-4 security staff who only occupy a small portion of the building. The continual operation of this system is a significant power draw and extremely inefficient.

Electrical Systems

The electrical service for the facility is near maximum capacity.

There is a 90 kw emergency generator on site that is powered by natural gas. The generator powers the elevators and other life safety systems. This generator is nearing the end of its life cycle and due for replacement. In interviews with County maintenance staff, it has been indicated that it is questionable if the generator has the output capacity required to keep these systems operational in a power loss.

Building Skin

The building skin presents several difficulties for building operation and efficiency. The physical state of the building skin is poor in thermal and weather proofing performance. In several locations, there are visible gaps that occur between the interior and exterior of the building on numerous floors. Further, the glazing on the exterior is single pane and does not have proper thermal breaking.

The poor performance of the building envelope, in addition to be being not compliant with current building codes, puts additional burden on the building mechanical systems as they attempt to maintain a minimal level of thermal comfort. This translates directly into higher maintenance and operating costs for the County.

Remediation and Hazards

Asbestos: At the time of this report, it was not determined if asbestos occurs in this facility. The building construction was completed in 1974, a year after the Federal ban on spray applied asbestos products. It was indicated in interviews with County staff that there may be a reasonable possibility of asbestos on site. It is recommended that a survey be performed prior to any work at this facility.

Fire Suppression system: The fire suppression system in the building is the original system from 1974. It was observed during site visits that a number of the exit doors did not have proper gasketing and smoke seals. As these are major egress and life-safety components of the facility, it is recommended that a life-safety evaluation be performed to determine the compliance of these building systems as it may present a substantial risk to the County.

INSERT FLOOR PLANS – 3D REVIT

Maintenance Costs and Capital Improvement Projects

The following section reviews the cost trends associated with the physical maintenance as well as upcoming projects and their estimated costs to maintain the operational condition of the facility. This information is used to help determine the Facility Condition Needs Index which is located at the end of this chapter.

The maintenance cost data and cost estimates for the future projects are provided by Washoe County.

Historic Cost Trends

Maintenance costs for the office building at 350 Center Street have been steadily increasing from year to year. Some of the high four year dollar amounts include such building systems as:

- Lighting \$10,767
- HVAC \$32,573
- Plumbing \$25,546

Table 2-6
Annual Maintenance Costs

350 CENTER	2014	2015	2016	2017	2018	Grand Total
	\$ 32,676.00	\$ 46,280.00	\$ 43,891.00	\$ 38,077.00	\$ 55,778.00	\$ 216,702.00

Of the various trades which performed maintenance on the facility, the largest portion has been allocated toward HVAC. This is consistent with the data received from building system assessments, site observations and interviews with County staff that the major building systems are nearing the end of their life cycles.

In determining the deferred maintenance costs, the average projected maintenance spending has been calculated at \$43,340. This number appears reasonable in comparison to the spread over the last several years as indicated in table 2-6.

In comparison with the other facilities in this report, the average amount spent for this one building is the second highest out of all. This can be attributed to the age of the building and the extensive wear placed on its systems.

Current and Future Projects

Provided below is a list of upcoming projects that are required as either part of the standard maintenance schedule or that are required to address recent facility needs. As with the maintenance cost information, these projects have been allocated into projects for the North and South Towers.

The projected costs are as prepared by Washoe County Capital Projects at the time of this report.

Table 2-7
Annual Maintenance Costs

350 CENTER STREET – LIBERTY CENTER		
Project Title	Funding Sources	Total
Install damper system in first floor perimeter zone	FM-IP	\$46,000.00
Replace single pane windows with double pane	CIP	\$207,000.00
Replace exterior skin	CIP	\$600,000
Second floor VAV replacement	FM-IP	\$65,000.00
Total Building Expenditure		\$918,000.00

SUMMARY BY FUNDING SOURCE		Total 5 years
FM-IP		\$ 111,000.00
CIP		\$ 807,000.00

The replacement of the exterior skin and glazing is a major building component. As noted in above sections of this report, there are large openings in the building skin which place an increased demand on the HVAC system. While not listed in this CIP, the entire HVAC system will soon find its place on the upcoming CIP list, as the majority of its components only have 10-20% of their life cycle remaining before they require replacement. Such a rework, in concert with the building skin and other essential building systems that require attention, will require millions of dollars to address.

Security

Figure 2-21

Photo of Main Public Entry Area – 350 South Center Street

The largest potential security breach in this building is due to two points of entry. This building is the location for the Washoe County Human Services Agency, Public Defender and Alternate Public Defender's offices. The general public has a designated main entry point with a metal detector. The screening area is very small and there is a makeshift table for the public to place materials that would set off the metal detector. Adjacent to this screening area is an alarmed egress door. This door is not a high security door and someone could compromise this door and introduce contraband or weapons into this facility. However, there is a separate staff entrance



point that by-passes the security screening. This entrance could be compromised by the public waiting to access the building by “tailgating” the staff. See the photos – Image 2-21 and 2-22.

Figure 2-22



Photo of alternate Staff Entrance – 350 South Center Street

2.8 – Liberty Center Parking Structure

Location ▪ 220 S Center St



Functions ▪ Parking

Building Data Year constructed: 1974
 Number of Additions: none
 Building SF: 155,312 SF
 Number of Floors: 6
 Parking Spaces: 350 approx.
 Site Area: 20,299 SF

Building This structure serves as parking the adjacent 350 South Center Street facility.
Description This serves as parking for the staff and public who use this facility.

Condition Assessment		Replace	0.76
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Per Table 2-2 – Deferred Maintenance Cost = \$8,144,437 – This cost is far more than 50% (76%) of the replacement value and, as such, should be replaced in its entirety.

Facility Condition

The main concerns for this parking structure are the structural issues. There have been sections of this garage for which the metal decking has corroded. These sections have been repaired, but this structure will require an additional structural analysis, which is beyond the work for this report. See the photo – Image 2-23.

Figure 2-23

Photo of underside of Parking Structure Structural System – 350 South Center Street Structure



Scheduled Capital Improvement Projects

The following section reviews the cost trends associated with the physical maintenance, as well as upcoming projects, and their estimated costs to maintain the operational condition of the facility. This information is used to help determine the Facility Condition Needs Index which is located at the end of this chapter.

The maintenance cost data and cost estimates for the future projects are provided by Washoe County.

Historic Cost Trends

The historic trend for the Liberty Center Parking Structure indicates a steady increase in the annual maintenance costs.

In determining the deferred maintenance costs, the average projected maintenance spending has been calculated at \$3,270. These numbers appear reasonable in comparison to the spread over the last several years, as indicated in table 2-8.

The average dollar amount spent on the parking garage for maintenance is at the time of this report is around 2 cents per square foot. Comparatively with the industry average from the White Stone Facilities Reference, a facility such as this should have closer to \$3.57 per square foot invested annually. This current ratio is one of the highest disparities out of all the facilities analyzed in this report.

Table 2-8
Annual Maintenance Costs

LIBERTY CENTER PARKING GARAGE	2014	2015	2016	2017	2018	Grand Total
	\$ 3,205.00	\$ 656.00	\$ 1,572.00	\$ 7,517.00	\$ 3,403.00	\$ 216,702.00

Current and Future Projects

Provided below is a list of upcoming projects that are required as either part of the standard maintenance schedule or that are required to address recent facility needs.

The projected costs are as prepared by Washoe County Capital Projects at the time of this report.

Table 2-9
Annual Maintenance Costs

Liberty Center Parking Structure		
Project Title	Funding Sources	Total
Garage Elevator replacement	FM-IP	\$ 150,000.00
Garage backflow prevention installation	FM-IP	\$ 32,000.00

Total Building Expenditure	\$182,000.00
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SUMMARY BY FUNDING SOURCE		Total 5 years
FM-IP		\$ 182,000.00

Security

The parking structure presents a number of security concerns that place both the public and the County staff at risk.

During interviews with the Washoe County Sheriff's Office and County staff who work at the adjacent 350 Liberty Center, it was indicated that the parking structure is a frequented location for drug deals and drug users. Additionally, a number of homeless individuals have been known to occupy the structure at times. There are known instances of individuals from both groups who have approached or had confrontation with those who park in the structure.

The adjacent 350 Liberty Center is home to child protective services, the Public Defender and the Alternate Public Defender. The nature of the work at this facility involves individuals and families who are at-risk or in conflict. As such, the parking garage has seen incidents where the public and County staff have been accosted by litigants.

There are a number of contributing factors that allow for such events to occur.

- Visual Screening: There are many blind spots in the garage that allow for assailants to conceal themselves inside. There is also a great deal of screening that occurs from the street which could also serve as a deterrent.
- Lack of Monitoring: There are very few CCTV cameras or other similar monitoring devices. There are no emergency pull stations which the users can call for law enforcement personnel, which are typical in structures similar to this.
- Lack of secured parking: There is a lack of secured parking for County staff with controlled access to keep the public out.

Additional Concerns

During interviews with County staff it was indicated that it is common for ice to build up on the various walking and driving surfaces of the structure. This is the result of poor drainage. This contributes not only to safety concerns for the users of the facility but also to the corrosion of the structure.

Facility Condition

Parking Surface

General condition of the lot is acceptable as a parking surface. The paving and parking striping receives regular maintenance and observations indicate that it is structurally sound.

During interviews with County Maintenance and Court staff, it was indicated that the security arm has experienced mechanical failures with relative frequency.

Remediation and Hazards

The lot itself has an overall slope toward Court Street. There is little shielding from snow and wind from the south which results in a buildup in icy and slippery surfaces. The coupling of the lack of cover with this sloped surface presents an increased risk for injury to staff who park at this site. There are injuries from falling every winter.

There are a number of unknown factors that present a challenge to any sort of new work or repurposing of this lot. The site was formerly the home to the original Pioneer Casino which closed and was demolished. Under the parking lot, there are several abandoned utilities and other structures that are not very well documented. Any sort of work on this site will require significant demolition and remediation in addition to the new work.

Maintenance Costs and Capital Improvement Projects

The following section reviews the cost trends associated with the physical maintenance, as well as upcoming projects and their estimated costs to maintain the operational condition of the facility. This information is used to help determine the Facility Condition Needs Index which is located at the end of this chapter.

The maintenance cost data and cost estimates for the future projects are provided by Washoe County.

Historic Cost Trends

Table 2-10
Annual Maintenance Costs

Court Street Parking area	2014	2015	2016	2017	2018	Grand Total
	\$ 768.15	\$ 5,244.53	\$ 49.25	\$ 1,900.70	\$ 0.00	\$ 7,962.63

Security

The Pioneer Parking area is the parking for staff who work at both the 75 Court Street and the 1 South Sierra court facilities. The access to this parking is controlled with a barrier arm type device, but the lot is not enclosed nor is it very secure. It has been reported to the planning team that there have been several vehicles stolen from this parking area. Additionally, the lack of an enclosure lot has allowed the public to come face-to-face with staff, sometimes in a confrontational situation.

Figure 2-24

Photo Depicting Lack of Perimeter Fencing - Pioneer Parking Area



As recommended by the NSA report, the perimeter of this lot should be enclosed at least by a chain link type fence. See the photos – Figure 2-24 and 2-25.

Figure 2-25

Aerial Photo Depicting Lack of Perimeter Fencing – Pioneer Parking Area



2.10 – Charts and Supporting Data

Table 2-11
Annual Maintenance Costs

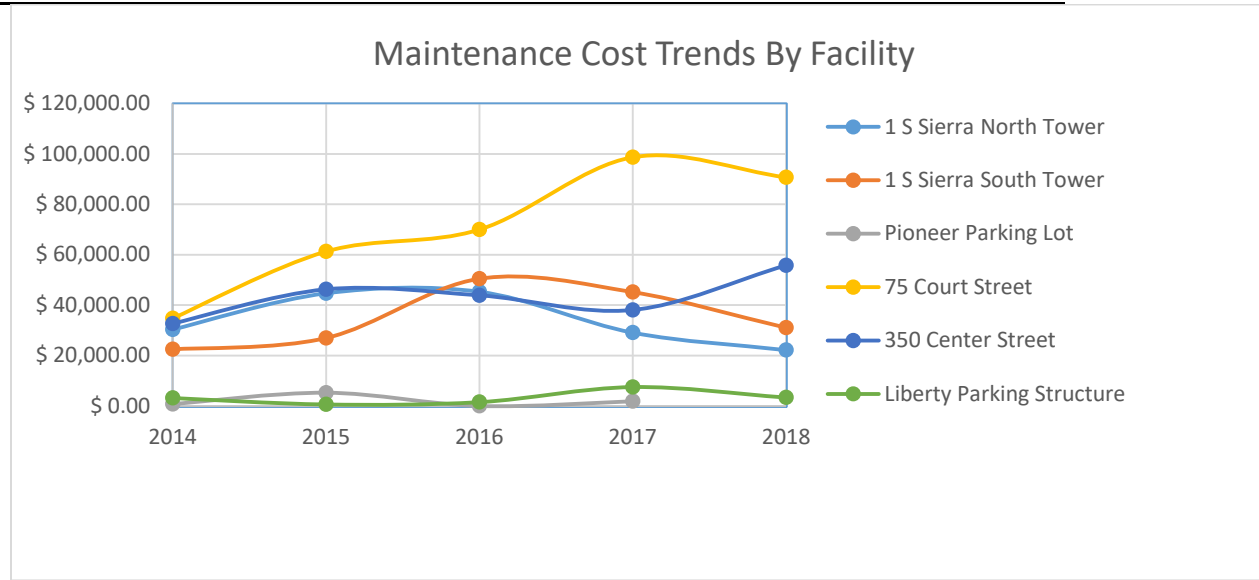


Table 2-12
Facility Condition Needs Index - Assessment (FCNI) – Priority 1, 2 and 3 Projects

Washoe County Courts Complex Master Plan
M&R Cost Overview

Building	Bld. #	Year	SF	Type	Scope of Work (per Whitestone)	Cost per SF (Whitestone, 2011: 2012 Dollars)	# of Years (to Year-End, 2018)	M&R Cost	Escalation (Yrs, 2013-2018)	Escalation (Rate)	Escalation (Total)	M&R Cost (2018 Dollars)
1 S. Sierra Street - Court Tower North Tower	CRT-CHN	2006	154160	Court	Planned Maintenance & Minor Repair	\$0.56	12	\$1,035,955	6	3%	18%	\$1,222,427
1 S. Sierra Street - Court Tower North Tower	CRT-CHN	2006	154160	Court	Unscheduled Maintenance	\$0.58	12	\$1,072,954	6	3%	18%	\$1,266,085
1 S. Sierra Street - Court Tower North Tower	CRT-CHN	2006	154160	Court	Renewal & Replacement	\$2.98	12	\$5,512,762	6	3%	18%	\$6,505,059
								\$7,621,670			Total (YE, 2018)	\$8,993,571
1 S. Sierra Street - Court Tower Mills Lane	CRT-MUNI	2006	134229	Court/Office	Planned Maintenance & Minor Repair	\$0.60	12	\$966,449	6	3%	18%	\$1,140,410
1 S. Sierra Street - Court Tower Mills Lane	CRT-MUNI	2006	134229	Court/Office	Unscheduled Maintenance	\$0.53	12	\$853,696	6	3%	18%	\$1,007,362
1 S. Sierra Street - Court Tower Mills Lane	CRT-MUNI	2006	134229	Court/Office	Renewal & Replacement	\$2.44	12	\$3,930,225	6	3%	18%	\$4,637,666
								\$5,750,370			Total (YE, 2018)	\$6,785,437
75 Court Street - Historic Courthouse - Original	CRT-CHM	1910	15265	Court	Planned Maintenance & Minor Repair	\$0.56	108	\$923,227	6	3%	18%	\$1,089,408
75 Court Street - Historic Courthouse - Original	CRT-CHM	1910	15265	Court	Unscheduled Maintenance	\$0.58	108	\$956,200	6	3%	18%	\$1,128,316
75 Court Street - Historic Courthouse - Original	CRT-CHM	1910	15265	Court	Renewal & Replacement	\$2.98	108	\$4,912,888	6	3%	18%	\$5,797,207
								\$6,792,314			Total (YE, 2018)	\$8,014,931
75 Court Street - Historic Courthouse	CRT-CHM	1945	33577	Court	Planned Maintenance & Minor Repair	\$0.56	73	\$1,372,628	6	3%	18%	\$1,619,701
75 Court Street - Historic Courthouse	CRT-CHM	1945	33577	Court	Unscheduled Maintenance	\$0.58	73	\$1,421,650	6	3%	18%	\$1,677,547
75 Court Street - Historic Courthouse	CRT-CHM	1945	33577	Court	Renewal & Replacement	\$2.98	73	\$7,304,341	6	3%	18%	\$8,619,122
								\$10,098,619			Total (YE, 2018)	\$11,916,370
75 Court Street - Historic Courthouse - Jail	CRT-CHM	1965	34104	Jail	Planned Maintenance & Minor Repair	\$1.53	53	\$2,765,493	6	3%	18%	\$3,263,282
75 Court Street - Historic Courthouse - Jail	CRT-CHM	1965	34104	Jail	Unscheduled Maintenance	\$0.95	53	\$1,717,136	6	3%	18%	\$2,026,221
75 Court Street - Historic Courthouse - Jail	CRT-CHM	1965	34104	Jail	Renewal & Replacement	\$2.67	53	\$4,826,057	6	3%	18%	\$5,694,747
								\$9,308,687			Total (YE, 2018)	\$10,984,250
75 Court Street - Historic Courthouse - Additor	CRT-CHM	1965	70195	Court	Planned Maintenance & Minor Repair	\$0.56	53	\$2,083,388	6	3%	18%	\$2,458,397
75 Court Street - Historic Courthouse - Additor	CRT-CHM	1965	70195	Court	Unscheduled Maintenance	\$0.58	53	\$2,157,794	6	3%	18%	\$2,546,197
75 Court Street - Historic Courthouse - Additor	CRT-CHM	1965	70195	Court	Renewal & Replacement	\$2.98	53	\$11,086,598	6	3%	18%	\$13,082,186
								\$15,327,780			Total (YE, 2018)	\$18,086,781
350 Center Street - Liberty Center	350-STH-CTR	1975	89628	Office	Planned Maintenance & Minor Repair	\$0.64	43	\$2,466,563	6	3%	18%	\$2,910,544
350 Center Street - Liberty Center	350-STH-CTR	1975	89628	Office	Unscheduled Maintenance	\$0.48	43	\$1,849,922	6	3%	18%	\$2,182,908
350 Center Street - Liberty Center	350-STH-CTR	1975	89628	Office	Renewal & Replacement	\$1.90	43	\$7,322,608	6	3%	18%	\$8,640,677
								\$11,639,092			Total (YE, 2018)	\$13,734,129
Court Street Parking Area	N/A	2000	114155	Parking, On-Grade	Patch & Seal Cracks (Every 5-Years)	\$0.08	4	\$33,123	6	3%	18%	\$39,085
Court Street Parking Area	N/A	2000	114155	Parking, On-Grade	Resurface (Every 15-Years)	\$0.49	1	\$67,493	6	3%	18%	\$79,642
								\$100,616			Total (YE, 2018)	\$118,727
220 Center Street - Liberty Center Parking	N/A	1974	155312	Parking, Structured	Planned Maintenance & Minor Repair	\$0.28	44	\$1,913,444	6	3%	18%	\$2,257,864
220 Center Street - Liberty Center Parking	N/A	1974	155312	Parking, Structured	Unscheduled Maintenance	\$0.15	44	\$1,025,059	6	3%	18%	\$1,209,570
220 Center Street - Liberty Center Parking	N/A	1974	155312	Parking, Structured	Renewal & Replacement	\$0.58	44	\$3,963,562	6	3%	18%	\$4,677,003
								\$6,902,065			Total (YE, 2018)	\$8,144,437

Washoe County Downtown Reno Facilities Master Plan Update
Chapter 2 Facilities Assessment

Table 2-13
Facility Condition Needs Index - Assessment (FCNI)

Washoe County Community Services Department														
Facility Condition Needs Index - Assessment (FCNI)														
Facility Condition Analyses - Downtown Facilities Complex - Reno, Nevada														
This is a living document. As projects are verified as completed they could be removed from the report. As projects are recommended they could be added to the report. This report is effective as of the date of listed above. The Facility Condition Needs Index (FCNI) is a measure of the recommended repair costs divided by the estimated building replacement cost. Buildings with an FCNI greater than 50% should be considered for total replacement.														
Building Number	Building Name	Address	Square Feet	Year Built	Cost Per Sq Ft	Estimated Replacement Cost **	Estimated Average Repair Costs #	Lowest Reported Annual Repair Costs	Highest Reported Annual Repair Costs	Life time Repairs per White Stone	Total Deferred Maintenance	Facility Condition Needs Index	Date	Description of Date
CRT-CHN	Court Tower North Tower	1 South Sierra Street Reno, NV	154,160	2006	\$450	\$63,372,000	\$34,336	\$22,206	\$45,314	\$8,993,571	\$8,581,536.41	0.14	2018	2013
CRT-MUNI	Court Tower Mills Lane	1 South Sierra Street Reno, NV	134,229	2006	\$400	\$53,691,600	\$35,242	\$22,507	\$50,481	\$6,785,437	\$6,362,528.15	0.12	2018	2013
CRT-CHM	Historic Court House	75 Court Street Reno, NV	135,956	1910-1965	\$450-700	\$82,611,200	\$71,087	\$34,775	\$90,701	\$49,002,332	\$41,324,986.45	0.50	2018	2013
350-STH-CTR	Liberty Center	350 Center Street Reno, NV	89,628	1975	\$350	\$31,369,800	\$43,341	\$32,675	\$55,779	\$13,734,129	\$11,870,474.25	0.38	2018	2013
N/A	Court St. Parking Area Reno	Court St. Parking Area Reno, NV	114,155	2000	\$8	\$911,813	\$1,991	\$49	\$5,245	\$118,727	\$82,895.30	0.09	2018	2013
N/A	Liberty Center Parking Structure	220 S. Center Street Reno, NV	155,312	1974	\$68	\$10,483,560	\$3,271	\$656	\$7,517	\$8,144,437	\$8,000,530.63	0.76	2018	2013
Totals			783,440			\$242,439,973	\$189,267			\$86,778,633	\$76,222,951			

Note: * - The costs represented above have been adjusted to current 2019 dollars
 ** - The costs represented above have been adjusted to current 2019 dollars
 # - Repair costs are averaged from spending figures between 2014 to 2018

Table 2-12 (Enlarged)

Washoe County Downtown Reno Facilities Master Plan
Chapter 2 Facilities Assessment

Washoe County Courts Complex Master Plan
M&R Cost Overview

Building	Bld. #	Year	SF	Type	Scope of Work (per Whitestone)	Cost per SF (Whitestone, 2011- 2012 Dollars)	# of Years (to Year-End, 2018)	M&R Cost	Escalation (Yrs, 2013-2018)	Escalation (Rate)	Escalation (Total)	M&R Cost (2018 Dollars)
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											Total (YE, 2018)	\$8,144,437

Table 2-13 (Enlarged)

Washoe County Community Services Department														
Facility Condition Needs Index - Assessment (FCNI)														
Facility Condition Analyses - Downtown Facilities Complex - Reno, Nevada														
This is a living document. As projects are verified as completed they could be removed from the report. As projects are recommended they could be added to the report. This report is effective as of the date of listed above. The Facility Condition Needs Index (FCNI) is a measure of the recommended repair costs divided by the estimated building replacement cost. Buildings with an FCNI greater than 50% should be considered for total replacement.														
A - Building Number	B - Building Name	C - Address	D - Square Feet	E - Year Built	F - Cost Per Sq Ft	G - Estimated Replacement Cost **	H - Estimated Average Repair Costs #	I - Lowest Reported Annual Repair Costs	J - Highest Reported Annual Repair Costs	K - Life time Repairs per White Stone	L - Total Deferred Maintenance	M - Facility Condition Needs Index	N - Date	O - Description of Date
CRT-CHN	Court Tower North Tower	1 South Sierra Street Reno, NV	154,160	2006	\$450	\$63,372,000	\$34,336	\$22,206	\$45,314	\$8,993,571	\$8,581,536.41	0.14	2018	2013
CRT-MUNI	Court Tower Mills Lane	1 South Sierra Street Reno, NV	134,229	2006	\$400	\$53,691,600	\$35,242	\$22,507	\$50,481	\$6,785,437	\$6,362,528.15	0.12	2018	2013
CRT-CHM	Historic Court House	75 Court Street Reno, NV	135,956	1910-1965	\$450-700	\$82,611,200	\$71,087	\$34,775	\$90,701	\$49,002,332	\$41,324,986.45	0.50	2018	2013
350-STH-CTR	Liberty Center	350 Center Street Reno, NV	89,628	1975	\$350	\$31,369,800	\$43,341	\$32,675	\$55,779	\$13,734,129	\$11,870,474.25	0.38	2018	2013
N/A	Court St. Parking Area Reno	Court St. Parking Area Reno, NV	114,155	2000	\$8	\$911,813	\$1,991	\$49	\$5,245	\$118,727	\$82,895.30	0.09	2018	2013
N/A	Liberty Center Parking Structure	220 S. Center Street Reno, NV	155,312	1974	\$68	\$10,483,560	\$3,271	\$656	\$7,517	\$8,144,437	\$8,000,530.63	0.76	2018	2013
Totals			783,440			\$242,439,973	\$189,267			\$86,778,633	\$76,222,951			

Note: * - The costs represented above have been adjusted to current 2019 dollars

** - The costs represented above have been adjusted to current 2019 dollars

- Repair costs are averaged from spending figures between 2014 to 2018

WASHOE COUNTY DOWNTOWN
MASTER PLAN UPDATE

CHAPTER 3:
NEEDS ASSESSMENT



3.1 Introduction

This chapter presents recommended space standards and profiles that summarize the needs identified and projected for each department/function included in the study. For space standards, the progression from net space to department occupied area to total building size is explained for master space planning purposes. The profiles provide an analytical description of each department to include projections and is a culmination of the data gathered through surveys and interviews with key staff.

3.2 Space Standards

Space standards are regular measurements of space per person or per unit that are used to plan for future space needs. Standards are required to:

- Make the most efficient use of space;
- Establish uniformity and consistency among personnel in all departments and agencies;
- Establish uniformity and consistency in the allocation of space for equipment throughout a county;
- Provide a uniform basis for projecting space needs to logically plan for future space; and
- Determine the probable cost of needed space.

The section presents net space standards for functional components/ individual spaces; summarizes the existing space occupied by each department; explains the development of a space standard for each department to project space needs; and explains the use of grossing factors to calculate total building size.

Net Space Standards

Estimating the amount of useable area or floor space needed to support any type of function involves the application of space allocations to the operational requirements of the component (e.g., office, equipment closet, courtroom, etc.). These standards, guidelines, and specific space allocations are expressed as “net useable square feet”. [Net Square Feet (NSF) is a term used to describe the inside dimensions of a space that does not include the wall thickness, corridors, and any other area, simply the inside dimensions of a particular space.] A conference room, for example, could be a 400 SF room that is 20’ X 20’ or 16’ X 25’.

For some types of construction, commonly used space standards exist. In office environments, for example, manufacturers of office furniture systems use recommended space standards for cubicle and office sizes. The size of public toilets can usually be derived from building codes and ADA accessibility requirements. Though standards for a conference room, a cafeteria, a queuing area, etc., do not exist formally, a combination of “best practice” guidelines and common sense can yield estimates from which a total office, department, and ultimately an entire building space need estimate or a detailed architectural space program can be developed.

Note that the space planning standards for the Washoe County space study are for projecting overall need and general order of magnitude for each department and are a base for preparing a more detailed room-by-

room architectural space program. The former provides the County an estimate of total need, whereas an architectural space program gives very specific size requirements for the actual design of rooms, spaces, and specific floor plans. If and when the County decides to proceed with the actual design and construction of a specific building, an architectural space program will need to be developed for the architectural/engineering design team.

The following net useable/NSF space standards are to serve as a guide for the County in developing detailed department layouts/facility designs. The County should review and adjust these standards annually.

Administrative Space Standards

Typically, a jurisdiction develops general space guidelines for administrative functions, such as office or workstation sizes, for various classifications of personnel. These guidelines or standards are applied across all departments and vary based only on the number of staff by position description. Administrative space standards based on the County’s 2006 Space Study, General Services Administration standards, similar standards from other counties/cities, and CGL’s professional planning experience are presented in Table 3-1.

Table 3-1
Administrative Space Standards

SPACE DESIGNATION OR TITLE	AREA (NSF)
<i>Administrative Spaces</i>	
Elected	240-300
Chief Deputy	200-225
Director	180-200
Manager/Professional	120-150
Attorney	140
Standard Private Office	120
Semi-Private Office (2 persons)	150
Oversized Workstation	84
Standard Workstation	64
Clerical Workstation	48
Intern Workstation	36
Reception Counter & Workstation	84/ Station
Reception Area Seating	15/Person
Public Counter	25/ Station
Public Queuing Area (Standing)	12/ Person
Office Waiting Area (Seating)	25/ Person
Conference Room/Classroom	25/ Person
Meeting Room	15-20/ Person

Source: Compiled from various public and private standards by CGL; January 2019.

Judicial Space Standards

In every building, some function (usually the mission of the building) establishes the “form.” In a judicial center, the litigation space (courtroom) establishes the form of the building. Since a judicial center is far more than a place of litigation, the actual space required for courtrooms is less than the critical support spaces. Standards for courtrooms, hearing rooms, and other spaces directly related to the courtroom derived from the National Center for State Courts (NCSC), the United States Court Design Guide, and CGL’s court planning experience are presented in Table 3-2.

**Table 3-2
Judicial Space Standards**

SPACE DESIGNATION OR TITLE	AREA (NSF)
Judicial Spaces	
Large Jury Courtroom (80-100 spectators)	2,400
Standard Jury Courtroom (40-60 spectators)	1,800
Small Jury Courtroom (20-40 spectators)	1,400
Standard Family Courtroom (20-40 spectators)	1,300
Large Family Courtroom (40-60 spectators)	1,600
Standard Hearing Room	1,000
Dependency Hearing Room	1,200
Judicial Chamber	280-300
Judicial Assistant (include waiting for 2-4)	200
Courtroom Soundlock Entry Vestibule	80
Courtroom Waiting	12/Person
Witness Waiting/Attorney Meeting Room	120
Jury Deliberation Suite (16 persons with restrooms & vestibule)	530
Jury Assembly/Lounge	20/Person
Courtroom Holding Vestibule	50
Courtroom Holding Cell Single w/ Combination Unit	70
Courtroom Holding Group Cell (8-10) w/ Combination Unit	150
Courtroom Holding Staging	60
Courtroom Storage	60

Source: Compiled from various public and private standards by CGL; January 2019.

Public Safety Standards

Public Safety functions have multiple operational and spatial requirements. Offices, workstations, and conferencing areas do not differ significantly from non-public safety situations; however, “non-desk space” requirements, including holding areas, muster room and physical training, and operational staging areas, need to be examined based on their specific functional requirements. The basic principle in planning law enforcement functions, as stated by the Commission on Accreditation for Law Enforcement Agencies (CALEA) and the International Chiefs of Police Association (ICPA) is that all levels of staff must be provided with adequate space to carry out their responsibilities safely and effectively. Although there are no space standards that relate solely to law enforcement operations, the experience of similar type agencies offers guidance in assessing local requirements. Standards for various Public Safety spaces from the County’s 2006 Space Study and CGL’s planning experience are presented in Table 3-3.

**Table 3-3
 Public Safety Space Standards**

SPACE DESIGNATION OR TITLE	AREA (NSF)
Public Safety Spaces	
Roll-Call/ Mustering Room	30/ Person
Vehicle Sallyport	1,800-2,000
Locker Room (2' x 2' Unit)	10/ Unit
Single Holding Cell w/ Combination Unit	70
Group Holding Cell 4 w/ Combination Unit	25/Inmate
Group Holding Cell 10 w/ Combination Unit	15/Inmate
Non-Contact Interview Booth	50
Central Holding	10/Inmate

Source: Compiled from various public and private standards by CGL; January 2019.

General Support Space Standards

County facilities house a variety of support functions that are essential for the efficient operation of the tenants. While definitive space standards are helpful, in many instances precise standards are not available and may not be appropriate for support spaces. For example, the choice of a filing system is dependent upon the types and volume of files; thus, a uniform standard for filing space is inappropriate. Table 3-4 provides “guidelines” for general support space standards. The guidelines are drawn more from typical institutional and private sector examples but are commonly used in the planning of government facilities. At this stage of planning, final decisions on equipment are unnecessary, but the information offered through the questionnaires was used in the suggestion of the space guidelines. Space guidelines are shown in the categories of Support Spaces, Public Areas, and Equipment and Storage Unit Sizes. The net space standards below are provided for assistance in future operational or architectural space planning.

**Table 3-4
General Support Space Standards**

SPACE DESIGNATION OR TITLE	AREA (NSF)
General Support Spaces	
Support Spaces	
Private Toilets (H/C Accessible)	50
Multiple Person Toilet	50/ Person
Janitor's Closet	40
Open Files Area	15/ Unit
Beverage Station	20
Work/ Copy Room	100 – 200
Staff Break Room	25/Person
Office Supply Storage	50 – 100
General Storage	100 – 150
File Storage Room	Varies
Vending Machine	15/ Machine
Public Areas & Circulation	
Lobby	12-15/ Person
Public Toilets	50 – 200/ Codes
Elevator Lobby	80/ Elevator/Floor
Public Elevator	80/ Elevator/Floor
Public Information Kiosk	100
Equipment & Storage Unit Sizes	
Copy Machine – Floor	60
Shelf Storage (15 LF – 5 shelves @ 3 LF)	3
Storage Cabinet	5
Vault	100-400
Vertical File (assume average 4 drawers high for required floor area)	7
Lateral File (assume average 4 drawers high for required floor area)	10
Drawing Flat File	12
Drawing Vertical File	7

Source: Compiled from various public and private standards by CGL; January 2019.

Parking Space Standards

Parking requirements for a building type are determined by the land development code of the local municipality. The City of Reno Code of Ordinances in Article XI Off-Street Parking and Loading, Section 18.12.1102 Off-Street Parking Requirements states the minimum downtown Reno regional center requirement for professional offices is 1 space per 385 square feet of gross floor area.

Based on American Institute of Architects and CGL's planning experience, parking space size standards that allow for proper turning radius and landscaping are presented in Table 3-5. These space standards are applied to the number of parking spaces required by code to determine the amount of parking lot or structure square feet.

Table 3-5
Parking Space Standards

SPACE DESIGNATION OR TITLE	AREA (NSF)
Parking Spaces	
Surface	350
Structure/Deck	400

Source: Compiled from various public and private standards by CGL; January 2019.

Department Gross Square Feet

In a space study, the size of individual offices/work stations is not as important as the total allocation of space for each staff position. For example, a work area may be 100 square feet (SF), but the total space to support that office requires corridors, public counters, etc. *The total department gross square footage (DGSF) is the sum of the various personnel, support, public, storage, and equipment net assignable spaces multiplied times a Grossing Factor to account for non-assignable floor area required to enclose, access, and mechanically support the net assignable spaces.* For the conference room example, 400 NSF times a Grossing Factor of 35% yields a non-assignable area of 140 square feet. This is the amount of floor area required to enclose, access, and mechanically support the 400 NSF conference room.

Existing Space

Using drawings and data provided by Washoe County, the Project Team compiled the amount of existing DGSF currently occupied by each department to include “office” (staff driven) and “other” (non-staff driven) spaces. A summary of the existing allocation of space by department is provided in Table 3-6. For functions with “other” space, a brief comment is provided in the table with a more detailed description in the following chapter.

The judicial and government functions included in the study occupy a total of nearly 290,800 DGSF on the Downtown Campus.

Table 3-6
Existing Allocation of Assigned Space

Department	Location	Office DGSF	Other DGSF	Total DGSF	Other DGSF Comment
2nd Judicial District Court - General Division	75 Court St	11,115	13,850	24,965	Courtrooms/Hearing Rooms, Jury Deliberation Rooms
2nd Judicial District Court - Family Division	1 S Sierra St	3,410	9,406	12,816	Courtrooms/Hearing Rooms
2nd Judicial District Court - Court Administration	75 Court St	3,050		3,050	
2nd Judicial District Court - Case Compliance Specialists	1 S Sierra St	200		200	
2nd Judicial District Court - Court Clerks	75 Court St	1,340		1,340	
2nd Judicial District Court - Court Clerks	1 S Sierra St	1,829		1,829	
2nd Judicial District Court - Evidence	75 Court St		3,646	3,646	Storage
2nd Judicial District Court - Family Services	75 Court St	1,000	2,600	3,600	Family Peace Center, Mediation Rooms
2nd Judicial District Court - Filing Office/POHC	75 Court St	7,188		7,188	
2nd Judicial District Court - Filing Office/POHC	1 S Sierra St	700	1,900	2,600	POC
2nd Judicial District Court - Fiscal Services	75 Court St	400		400	
2nd Judicial District Court - Human Resources	1 S Sierra St	180		180	
2nd Judicial District Court - Information Technology	75 Court St	3,158		3,158	
2nd Judicial District Court - Interpreter Services	75 Court St	150		150	
2nd Judicial District Court - Jury Services	75 Court St		3,150	3,150	Jury Assembly, Grand Jury
2nd Judicial District Court - Law Library	75 Court St	1,200	11,587	12,787	Law Library (4,000 sf active/5,795 sf archive book stacks)
2nd Judicial District Court - Self Help Center	1 S Sierra St	200	820	1,020	Self Help Center
2nd Judicial District Court - Pretrial Services	75 Court St	4,734		4,734	
2nd Judicial District Court - Sheriff's Office	75 Court St	5,370	5,052	10,422	Holding
2nd Judicial District Court - Sheriff's Office	1 S Sierra St		7,466	7,466	Holding
2nd Judicial District Court - Specialty Courts	75 Court St	3,510	1,475	4,985	Courtroom
Alternate Public Defender	350 S Center St	5,904		5,904	
District Attorney	1 S Sierra St	73,337	4,121	77,458	Shell/expansion
Human Services Agency	350 S Center St	58,077		58,077	
Public Defender	350 S Center St	16,511		16,511	
Reno Justice Court	1 S Sierra St	11,348	11,816	23,164	Courtrooms/Hearing Rooms, Holding
Total DGSF		213,911	76,889	290,800	

Source: Washoe County compiled by AWCGL; February 2019.

Future Space

Based on national research and planning experience, the team developed an “office” DGSF per personnel allocation and/or an “other” DGSF per unit allocation (warehouse, large training room, etc.) for each department/office function based on:

- Department’s function;
- Present space deficiencies;
- Projected personnel growth derived from the alternative projection models;
- Planned or anticipated functional or operational changes; and
- Generally accepted planning and design guidelines and CGL’s experience in similar projects.

The department profiles in this chapter provide the recommended space standards by department for each projection year of through 2040. As noted previously, this approach to space planning is called “block space planning” and allows a jurisdiction to test a variety of development options prior to developing a detailed architectural space program.

Office Space Standards. For typical office/staff-driven environments, CGL determined an average DGSF per staff for each projection period by reviewing the function of the department to determine: (1) the mix of private offices versus open workstations; (2) the types and sizes of support spaces (customer waiting, conference rooms, library, storage, etc.); and (3) the extent of shared spaces. Note that the space standard for smaller departments decreases as staff are added and support/ shared spaces are spread out over more staff/units.

Judicial Space Standards. Recommended space standards for an Average Jury Courtroom Set and Average Judicial Suite Set based on the Center for State Courts (NCSC), the United States Court Design Guide, and CGL’s court planning experience are provided in Table 3-7. In the table, the net spaces used to comprise each set type along with a grossing factor to account for interior wall thickness and corridors are detailed to arrive at an average DGSF per set type.

**Table 3-7
Judicial Set Space Standards**

RECOMMENDED JUDICIAL SPACE STANDARDS					
Space	Number	Space per Unit	NSF ¹	Grossing Factor ²	DGSF
Large Jury Courtroom Set					
Large Jury Courtroom (80-100 Spectators)	1.0	2,400	2,400		
Soundlock Entry Vestibule	1.0	80	80		
Witness/Attorney Waiting/Meeting Room	2.0	120	240		
Waiting Area/Courtroom (40 Persons)	1.0	480	480		
Jury Deliberation Set (w/Toilets, Coffee Area for 16 Persons)	1.0	530	530		
Courtroom Holding/Secure Visiting Room	0.5	450	225		
Secure Storage	1.0	60	60		
Subtotal Large Jury Courtroom Set			4,015	30%	5,200
Standard Jury Courtroom Set					
Standard Jury Courtroom (40-60 Spectators)	1.0	1,800	1,800		
Soundlock Entry Vestibule	1.0	80	80		
Witness/Attorney Waiting/Meeting Room	2.0	120	240		
Waiting Area/Courtroom (20 Persons)	1.0	240	240		
Jury Deliberation Set (w/Toilets, Coffee Area for 16 Persons)	0.5	530	265		
Courtroom Holding/Secure Visiting Room	0.5	450	225		
Secure Storage	1.0	60	60		
Subtotal Standard Jury Courtroom Set			2,910	30%	3,780
Small Jury Courtroom Set					
Small Jury Courtroom (20-40 Spectators)	1.0	1,400	1,400		
Soundlock Entry Vestibule	1.0	80	80		
Witness/Attorney Waiting/Meeting Room	2.0	120	240		
Waiting Area/Courtroom (20 Persons)	1.0	240	240		
Jury Deliberation Set (w/Toilets, Coffee Area for 16 Persons)	0.5	530	265		
Courtroom Holding/Secure Visiting Room	0.5	450	225		
Equipment Storage	1.0	60	60		
Subtotal Small Jury Courtroom Set			2,510	30%	3,270

**Table 3-7 (continued)
Judicial Set Space Standards**

RECOMMENDED JUDICIAL SPACE STANDARDS						
Space	Number	Space per Unit	NSF ¹	Grossing Factor ²	DGSF	
Standard Family Courtroom Set						
Standard Family Courtroom (20-40 Spectators)	1.0	1,300	1,300			
Soundlock Entry Vestibule	1.0	80	80			
Witness/Attorney Waiting/Meeting Room	2.0	120	240			
Waiting Area/Courtroom (20 Persons)	1.0	240	240			
Courtroom Holding/Secure Visiting Room	0.5	450	225			
Secure Storage	1.0	60	60			
Subtotal Standard Family Courtroom Set			2,145	30%		2,700
Large Family Courtroom Set						
Large Family Courtroom (40-60 Spectators)	1.0	1,600	1,600			
Soundlock Entry Vestibule	1.0	80	80			
Witness/Attorney Waiting/Meeting Room	2.0	120	240			
Waiting Area/Courtroom (20 Persons)	1.0	240	240			
Courtroom Holding/Secure Visiting Room	0.5	450	225			
Secure Storage	1.0	60	60			
Subtotal Large Family Courtroom Set			2,445	30%		3,100
Standard Hearing Room Set						
Standard Hearing Room	1.0	1,000	1,000			
Soundlock Entry Vestibule	1.0	80	80			
Witness/Attorney Waiting/Meeting Room	2.0	120	240			
Waiting Area (15 persons)	1.0	180	180			
Courtroom Holding/Secure Visiting Room	0.5	450	225			
Secure Storage	1.0	60	60			
Subtotal Standard Hearing Room Set			1,785	30%		2,300
Dependency Hearing Room Set						
Dependency Hearing Room	1.0	1,200	1,200			
Soundlock Entry Vestibule	1.0	80	80			
Witness/Attorney Waiting/Meeting Room	2.0	120	240			
Waiting Area (15 persons)	1.0	180	180			
Courtroom Holding/Secure Visiting Room	0.5	450	225			
Secure Storage	1.0	60	60			
Subtotal Dependency Hearing Room Set			1,985	30%		2,600
General Jurisdiction Judicial Support Space Set						
Large Conference Room (20 persons)	1.0	500	500			
Breakroom	1.0	300	300			
Work/Storage Room	1.0	150	150			
Subtotal General Jurisdiction Judicial Support Set			950	35%		1,300

**Table 3-7 (continued)
Judicial Set Space Standards**

RECOMMENDED JUDICIAL SPACE STANDARDS					
Space	Number	Space per Unit	NSF ¹	Grossing Factor ²	DGSF
Family Judicial Support Space Set					
Large Conference Room (20 persons)	1.0	500	500		
Breakroom	1.0	300	300		
Work/Storage Room	1.0	150	150		
Child Waiting Area/Reading Room	2.0	150	300		
Child Interview Room	2.0	150	300		
Subtotal Family Judicial Support Set			1,550	35%	2,100
Judicial Suite					
Judicial Chamber	1.0	300	300		
Judicial Assistant/Reception	1.0	200	200		
Law Clerk	1.0	120	120		
Supply Closet	1.0	40	40		
Beverage Alcove	1.0	20	20		
Subtotal Judicial Suite Set			680	35%	920
Grand Jury Set					
Grand Jury Room (20 persons)	1.0	500	500		
Entry Vestibule	1.0	64	64		
Waiting Room	2.0	150	300		
Rest Room	2.0	50	100		
Beverage Alcove	1.0	20	20		
Subtotal Grand Jury Set			984	35%	1,330
Other Judicial Spaces					
Master/Commissioner Office	1.00	250	250		
Other Spaces			250	35%	340

Source: Compiled by CGL; January 2019 and updated April 2019.

¹ The NSF Per Unit is the average standard per personnel for all work spaces, support, storage, public waiting, and equipment net square footage spaces within the confines of the department.

² In a building, every net space is enclosed by walls and accessed by corridors or some other method. This space must be accounted for in a design and is thus called "grossing factor", meaning that a variety of space is necessary to support and access a department, resulting in overall Departmental Gross Square Feet (DGSF).

Building Gross Square Feet

Building gross square feet (BGSF) is the sum of all assignable (DGSF) spaces and non-assignable spaces to include exterior wall thickness, common public circulation area, public restrooms, stairwells, elevators, and mechanical spaces. A BGSF factor is applied after the addition of all the DGSF components to yield a final estimate of the full spatial impact of each component of the building. For any new construction, a typical grossing factor applied to the department gross square feet for Court facilities is 40% to 50% depending on the amount of public spaces.

3.3 Department Profiles

To gain substantial information on each Washoe County department included in the study, space planning surveys were completed in coordination with data readily available from the *Second Judicial District Court Space Needs Assessment* prepared in November 2017 by NCSC. The surveys provided information regarding department function, service area, visitors, location, historical personnel, growth indicators and future staff, equipment and technology needs/implications, types of spaces, space deficiencies, interaction with other departments, and parking. In addition to the survey, the Project Team conducted personal interviews with key representative(s) from each department to review the contents of the survey(s) and discuss specific concerns. Through these site visits, the Project Team was able to observe the existing physical conditions of each department and how the space impacted operations.

A profile was prepared for each department located in the Downtown Campus. Each profile represents an analytical description of the department and is a culmination of the data gathered through surveys and interviews with key staff. Also included in the profile is the Project Team's recommended future personnel and space needs. Following is a description of the main categories presented in each department profile.

- **Location** – Provides the department's physical location.
- **Mission/Function** – Documents a clear understanding of the department's purpose and function.
- **Personnel Data** – Presents full-time employees or equivalents per year from 2008 to 2018 and identifies any non-department staff (i.e. interns, seasonal help, etc.) requiring space.
- **Workload Indicators** – Lists the factors (i.e. growth in population, funding, caseload, etc.) that have the greatest impact on personnel growth (or reduction) in the department over the next 20+ years.
- **Personnel Projection** – Presents the results from the personnel forecast models using all or a combination of historic staff for 2008 to 2018, past and projected County population, and data gathered through department surveys. The Project Team's future personnel recommendation are presented in five year intervals through 2040 based on a comparison of the model outcomes to the department's historic staff growth and insights revealed in the survey and/or personal interviews. Examples of factors that may impact future personnel growth include constrained historical growth, change in management philosophy, future grant funding, planned department and/or staff changes due to the impact of technologies or change in workflow. Note that a comprehensive staffing analysis was not completed and that the staff projections are for space planning purposes only. A description of the forecast models used are as follows:
 - Model 1 Historical Percent Change - estimates future growth based on a percentage change of available historical personnel data for 2008 to 2018.

- Model 2 Historical Number Change - estimates future growth based on an actual number change of available historical personnel data for 2008 to 2018.
 - Model 3 Linear Regression - is the process of fitting the best possible straight line through a series of data points to determine future outcomes. In this model the slope and intercept are calculated from historical personnel data to forecast the future number of employees along a regression line.
 - Model 4 Staff to Projected Population - applies the current or average ratio of departmental staff to population projections.
 - Model 5 Department's Recommendation - shows the department's recommendation for future staff.
 - Model 6 Staff/Workload Ratio – projects staff based on workload data (# of permits, transactions, clients served, filings, etc.) specific to that department.
-
- **Space Deficiencies/Requirements** – Lists specific spaces needed that are not provided at the current location for the department to complete regular tasks.

 - **Space Projection** – Presents the existing departmental gross square feet (DGSF) and DGSF per staff and shows future personnel needs applied toward the recommended DGSF per staff to arrive at future space needs in five year intervals through the year 2040.

 - **Critical Adjacencies** – Identifies the other departments with which the functional area has frequent face-to-face interaction and thus requires a close proximity to in regards to physical location.

 - **Current Visitors** – Shows the department's estimate of total daily visitors and the largest number of visitors at one time.

 - **Current Parking** – Documents the number of staff requiring a parking space and the number of assigned parking spaces.

 - **Other/Miscellaneous** – Lists any additional information that impacts the department's space needs or ideal location.

The following profiles are organized by the following categories: Second Judicial District Court Functions, Alternate Public Defender, Human Services Agency, and Public Defender.

Second Judicial District Court – General Jurisdiction Division

- | | |
|----------------------|---|
| Location | <ul style="list-style-type: none"> ▪ 75 Court Street. |
| Mission/
Function | <ul style="list-style-type: none"> ▪ Provides timely, fair, and efficient administration of justice under the law. ▪ Serves as Washoe County’s court of general jurisdiction. ▪ Handles criminal matters involving felonies and gross misdemeanors and civil disputes that exceed \$15,000. ▪ Includes Commissioners who function as judicial officers over probate and trust proceedings (Probate) and discovery disputes (Discovery). |

Personnel Data Full-time employees or equivalents per year:

Historical Staff	2000	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Total	24.0	30.0	30.0	30.0	33.0	33.0	33.0	33.0	33.0	33.0	33.0	33.0
Judges	8.0	8.0	8.0	8.0	9.0	9.0	9.0	9.0	9.0	9.0	9.0	9.0

% Change (00-18) = 13% % Change / Year = 0.7%

Note: Current total includes 9 General Jurisdiction Judges, 9 Judicial Assistants, 9 Law Clerks and 2 Commissioners and 4 Commissioner Support staff.

- | | |
|-----------------------|---|
| Workload
Indicator | <ul style="list-style-type: none"> ▪ County growth and associated increase in court activity. ▪ State authorization. ▪ Supreme Court initiatives and/or legislation. |
|-----------------------|---|

Personnel Projection Full-time employees or equivalents per year:
Note: Judges projected first and then ratios applied for suite/support staff.

Item	2020	2025	2030	2035	2040
Model 1 Historical Percent Change	9.1	9.4	9.7	10.1	10.4
Model 2 Historical Number Change	9.1	9.4	9.7	9.9	10.2
Model 3 Linear Regression	9.3	9.7	10.0	10.4	10.8
Model 4 Constant Staff/Population	9.3	10.2	11.1	12.1	13.0
Model 5 Department's Recommendation					
Model 6 Workload Indicators (New Case Filings)	9.2	9.5	9.8	10.1	10.3
Judge Projection (Avg. All)	9.0	10.0	10.0	11.0	11.0
Total Judicial Assistants (1:1 Judge)	9.0	10.0	10.0	11.0	11.0
Total Law Clerks (1:1 Judge)	9.0	10.0	10.0	11.0	11.0
Total Commissioners (Probate & Discovery)	2.0	2.0	2.0	2.0	2.0
Total Commissioner Support (2:1)	4.0	4.0	4.0	4.0	4.0
Total FTE Projection	33.0	36.0	36.0	39.0	39.0

% Change (18-40) = 22%

% Change /Year = 1%

Second Judicial District Court – General Jurisdiction Division (continued)

Space Deficiencies/ Requirements

- Need expansion area for additional Judges and associated staff.
- Need Judicial Suite to include Judge's chamber, Judicial Assistant, and Law Clerk in private, secure area.
- Need courtroom with bench for Judge, Court Clerk (up to 2), Law Clerk, and Witness, and with well to include Court Reporter, Witness, Interpreter, Bailiff, and 2 participant tables.
- Need jury courtroom with jury box for up to 16 persons and access to jury deliberation room with restrooms and counter/sick area.
- Need a large conference room for settlement conferences and general meetings for up to 15 persons.
- Need some small conference rooms for 4 persons.
- Need audio visual/video technology in courtrooms.
- Need better access to courtrooms from staff areas.
- Need separate adult and juvenile holding areas.
- Need separate waiting areas for victims and witnesses.
- Need separate circulation for in-custody inmates away from Judges, staff, and public.
- Need secure holding cells adjacent to courtrooms off secure corridor.
- Need separate entrance/exit for Judges into building and to chambers and courtrooms.
- Need separate entrance/exit for staff into suite and building.
- Need separate, secure parking for Judges out of the view of public and inmates.
- Need separate and adequate parking area for staff and visitors.
- Need separate and adequate restrooms for staff and visitors.
- Need access to stairwell for staff from staff areas for emergency egress.

Second Judicial District Court – General Jurisdiction Division (continued)

Space Projection DGSF space per projection period:

Item	Existing	2020	2025	2030	2035	2040
Existing Judicial Suite DGSF	9,445					
Judges	9	9	10	10	11	11
Existing Judicial Suite DGSF/Judge	1,049					
Average Judicial Suite DGSF ¹	920	920	920	920	920	920
<i>DGSF Office Projection</i>	8,280	8,280	9,200	9,200	10,120	10,120
Existing Courtroom Set DGSF	13,250					
Large Jury Courtroom Set	0	0	1	1	1	1
Large Jury Courtroom Set DGSF ²	5,200	5,200	5,200	5,200	5,200	5,200
<i>DGSF Courtroom Set Projection</i>	0	0	5,200	5,200	5,200	5,200
Standard Jury Courtroom Set	9	9	9	9	10	10
Standard Jury Courtroom Set DGSF ²	3,780	3,780	3,780	3,780	3,780	3,780
<i>DGSF Courtroom Set Projection</i>	34,020	34,020	34,020	34,020	37,800	37,800
Small Jury Courtroom Set	0	1	1	1	1	1
Standard Jury Courtroom Set DGSF ²	3,270	3,270	3,270	3,270	3,270	3,270
<i>DGSF Courtroom Set Projection</i>	0	3,270	3,270	3,270	3,270	3,270
Existing Commissioner Office DGSF	1,670					
Commissioners	2	2	2	2	2	2
Average Commissioner Office DGSF	340	340	340	340	340	340
<i>DGSF Master Office Projection</i>	680	680	680	680	680	680
Existing Commissioner Hearing Room DGSF	600					
Standard Hearing Room Set	1	1	1	1	1	1
Standard Hearing Room Set DGSF ²	2,300	2,300	2,300	2,300	2,300	2,300
<i>DGSF Hearing Room Set Projection</i>	2,300	2,300	2,300	2,300	2,300	2,300
General Jurisdiction Judicial Support Set ²	1,300	1,300	1,300	1,300	1,300	1,300
DGSF Total Existing Space	24,965					
DGSF Space Projection³	46,580	49,850	55,970	55,970	60,670	60,670

¹ Includes Judicial Suite Set space standard.

² Includes Courtroom Sets, Hearing Room Set, and General Jurisdiction Support Set space standards.

³ Includes DGSF Judicial Suite + DGSF Courtroom Set + DGSF Hearing Room Set + General Jurisdiction Support Space standards.

Second Judicial District Court – General Jurisdiction Division (continued)

Critical Adjacencies	<ul style="list-style-type: none">▪ Courtrooms.▪ Court Administration.
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Current Visitors	Daily Average:		Daily Peak:	
	Chamber	270	Court	90
	Courtroom	1,125		675

Current Parking	Employee Vehicle	33	County/State Vehicle
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Miscellaneous	<ul style="list-style-type: none">▪ Court facility must be convenient for public, designed to serve public as a civic center, safe/secure, and accessible.▪ Public wayfinding difficult between two courthouses between split locations and numbering system.▪ Judicial Assistants need ability to remote view court proceedings.▪ Judicial Chambers used for office and invited guests.▪ Judicial Assistants prepare court calendars for respective Judge.▪ Growth seen for Specialty Courts.
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Second Judicial District Court – Family Division

Location ▪ 1 S Sierra Street.

Mission/Function

- Provides timely, fair, and efficient administration of justice under the law.
- Handles family related proceedings such as marriage dissolutions and juvenile cases involving matters such as dependency and delinquency.
- Includes Family Masters who function as a judicial officer presiding over such matters as dependency, domestic violence, juvenile, and child support hearings.

Personnel Data Full-time employees or equivalents per year:

Historical Staff	2000	2003	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Total	9.0	12.0	18.0	18.0	18.0	18.0	18.0	18.0	18.0	23.0	23.0	23.0	23.0
Judges	3.0	4.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0

% Change (00-18) = 100% % Change / Year = 3.9%

Note: Current total includes 6 Judges, 6 Judicial Assistants, 6 Law Clerks, and 5 Masters.

Workload Indicator

- County growth and associated increase in court activity.
- State authorization.
- Supreme Court initiatives and/or legislation.

Personnel Projection Full-time employees or equivalents per year:
Note: Judges projected first and then ratios applied for suite/support staff.

Item	2020	2025	2030	2035	2040
Model 1 Historical Percent Change	6.5	7.9	9.5	11.5	14.0
Model 2 Historical Number Change	6.3	7.2	8.0	8.8	9.7
Model 3 Linear Regression	7.2	8.1	9.1	10.1	11.1
Model 4 Constant Staff/Population	6.2	6.8	7.4	8.0	8.6
Model 5 Department's Recommendation					
Model 6 Workload Indicators (New Case Filings)	7.5	8.1	8.6	9.2	9.8
Judge Projection (Avg. All)	7.0	8.0	9.0	10.0	11.0
Total Judicial Assistants (1:1 Judge)	7.0	8.0	9.0	10.0	11.0
Total Law Clerks (1:1 Judge)	7.0	8.0	9.0	10.0	11.0
Masters	3.0	3.0	4.0	4.0	5.0
Total FTE Projection	24.0	27.0	31.0	34.0	38.0

% Change (18-40) = 65%

% Change /Year = 3%

Second Judicial District Court – Family Division (continued)

Space Deficiencies/ Requirements

- Need expansion area for additional Judges and associated staff.
 - Need Judicial Suite to include Judge's chamber, Judicial Assistant, and Law Clerk in private, secure area.
 - Need courtroom with bench for Judge, Court Clerk (up to 2), Law Clerk, and Witness, and with well to include Bailiff and flexibility for up to 5 participant tables.
 - Need a large conference room for settlement conferences and general meetings for up to 15 persons.
 - Need some small conference rooms for 4 persons.
 - Need co-location with General Jurisdiction and Court Administration functions in 75 Court Street.
 - Need audio visual/video technology in courtrooms.
 - Need child interview room with recording capability and remote viewing.
 - Need better access to courtrooms from staff areas.
 - Need Family Court floor to have separate identity, child-friendly colors and feel.
 - Need access to Help Centers.
 - Ideal for 50% of courtrooms with in-custody access.
 - Need separate adult and juvenile holding areas.
 - Require separate waiting areas for victims and witnesses.
 - Require separate circulation for in-custody away from Judges, staff, and public.
 - Require secure holding cells adjacent to courtrooms rooms off secure corridor.
 - Require separate entrance/exit for Judges into building and to chambers and courtrooms.
 - Require separate entrance/exit for staff into suite and building.
 - Require separate, secure parking for Judges out of the view of public and inmates.
 - Require separate and adequate parking area for staff and visitors.
 - Require separate and adequate restrooms for staff and visitors.
 - Require access to stairwell for staff from staff areas for emergency egress.
-

Second Judicial District Court – Family Division (continued)

Space Projection DGSF space per projection period:

Item	Existing	2020	2025	2030	2035	2040
Existing Judicial Suite DGSF	2,750					
Judges	6	7	8	9	10	11
Existing Judicial Suite DGSF/Judge	458					
Average Judicial Suite DGSF ¹	920	920	920	920	920	920
<i>DGSF Judicial Suite Projection</i>	5,520	6,440	7,360	8,280	9,200	10,120
Existing Courtroom Set DGSF	6,513					
Standard Family Courtroom Set	6	7	6	7	8	9
Standard Family Courtroom Set DGSF ²	2,700	2,700	2,700	2,700	2,700	2,700
<i>DGSF Courtroom Set Projection</i>	16,200	18,900	16,200	18,900	21,600	24,300
Large Family Courtroom Set	0	0	2	2	2	2
Large Family Courtroom Set DGSF ²	3,100	3,100	3,100	3,100	3,100	3,100
<i>DGSF Courtroom Set Projection</i>	0	0	6,200	6,200	6,200	6,200
Existing Master Office DGSF	660					
Masters	4	3	3	4	4	5
Average Master Office DGSF	340	340	340	340	340	340
<i>DGSF Master Office Projection</i>	1,360	1,020	1,020	1,360	1,360	1,700
Existing Master Hearing Room DGSF	2,893					
Dependency Hearing Room Set	0	1	1	1	1	1
Dependency Hearing Room Set DGSF ²	2,600	2,600	2,600	2,600	2,600	2,600
<i>DGSF Hearing Room Set Projection</i>	0	2,600	2,600	2,600	2,600	2,600
Standard Hearing Room Set	2	2	2	3	3	4
Standard Hearing Room Set DGSF ²	2,300	2,300	2,300	2,300	2,300	2,300
<i>DGSF Hearing Room Set Projection</i>	4,600	4,600	4,600	6,900	6,900	9,200
Family Judicial Support Set ²	2,100	2,100	2,100	2,100	2,100	2,100
DGSF Total Existing Space	12,816					
DGSF Space Projection³	29,780	33,060	37,480	43,740	47,360	53,620

¹ Includes Judicial Suite Set or Master Office Set space standard.

² Includes Courtroom Sets, Hearing Room Set, and Family Support Set space standards.

³ Includes DGSF Judicial Suite + DGSF Courtroom Set + DGSF Master Office + DGSF Hearing Room Set + Family Support Space standards.

Second Judicial District Court – Family Division (continued)

- Critical Adjacencies**
- Courtrooms.
 - Court Administration.
-

Current Visitors	Daily Average:		Daily Peak:	
	Chamber	90	Chamber	48
	Courtroom	300	Courtroom	120

Current Parking	Employee	23	County/State	
	Vehicle		Vehicle	

- Miscellaneous**
- Court facility must be convenient for public, designed to serve public as a civic center, safe/secure, and accessible.
 - Public wayfinding difficult between two courthouses.
 - JAVS system utilized to provide a DVD recording of proceedings.
 - Majority of participants pro se/self-represented; Help Center functions to continue to expand.
 - Plan to change one (1) Master position to Family Judge and add Judicial Assistant and Law Clerk approved in 2019 and in effect by 2021.
 - One administrative body should oversee court facilities.
 - Desire for Sheriff Substation for civil functions to be located in court facility.
-

Second Judicial District Court – Court Administration

Location ▪ 75 Court Street and 1 S Sierra Street.

**Mission/
Function** ▪ Administers the rules, policies, and directives for the Second Judicial District Court in Washoe County and serves as the Clerk of Court.
▪ Processes all pleadings and papers related to the Court, all budgetary matters, and all business processes.

Personnel Data Full-time employees or equivalents per year:

2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
0.0	0.0	0.0	0.0	0.0	0.0	4.0	4.0	4.0	4.0	4.0

% Change (14-18) = 0% % Change / Year = 0.0%

Note: Current total includes Court Administrator/Clerk of Court, Assistant Clerk of Court, Assistant Court Administrator, and Executive Assistant.

**Workload
Indicator** ▪ County growth and associated increase in court activity and total judicial officers.

**Personnel
Projection** Full-time employees or equivalents per year:

Item	2020	2025	2030	2035	2040
Model 1 Historical Percent Change	4.0	4.0	4.0	4.0	4.0
Model 2 Historical Number Change	4.0	4.0	4.0	4.0	4.0
Model 3 Linear Regression	4.0	4.0	4.0	4.0	4.0
Model 4 Constant Staff/Population	4.1	4.5	7.4	8.0	8.6
Model 5 Department's Recommendation	5.0	5.0	6.0	6.0	6.0
Model 6 Workload Indicators (Total Judges)	4.3	4.8	5.1	5.6	5.9
FTE Staff Projection (Model 3-6)	4.0	5.0	6.0	6.0	6.0

% Change (18-40) = 50%

% Change /Year = 2%

Second Judicial District Court – Court Administration (continued)

- Space Deficiencies/ Requirements
- Need to consolidate staff at one location in executive suite.
 - Need separate entrance/exit for staff into suite and building.
 - Need separate and adequate parking area for staff, contractors, and visitors.
 - Need reception area and large conference room.
 - Need common supply storage.
 - Need common break area for staff.

Space Projection DGSF space per projection period:

Item	Existing	2020	2025	2030	2035	2040
Existing Office DGSF	3,050					
FTE Staff Projection	4	4	5	6	6	6
Existing Office DGSF/Staff	763					
Average Office DGSF/Staff ¹	760	630	555	500	500	500
DGSF Office Projection	3,040	2,520	2,775	3,000	3,000	3,000
Existing Other DGSF ²	0					
DGSF Other Projection						
DGSF Total Existing Space	3,050					
DGSF Space Projection³	3,040	2,520	2,775	3,000	3,000	3,000

¹ Includes an average per staff for all work and circulation spaces.

³ Includes DGSF Office Projection + DGSF Other Projection.

- Critical Adjacencies
- Case Compliance Specialists.
 - Central to court staff.

Current Visitors Daily Average 5 Peak 15

Current Parking Employee Vehicle 3 County/State Vehicle 5

- Miscellaneous
- Plan to add a Public Information Officer (PIO), Assistant Court Administrator, and support staff.

Second Judicial District Court – Case Compliance Specialists

Location ▪ 75 Court Street.

**Mission/
Function** ▪ Ensures the statutory guidelines are followed by the parties and the Court.

Personnel Data Full-time employees or equivalents per year:

2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
0.0	0.0	0.0	0.0	0.0	0.0	0.0	3.0	3.0	3.0	3.0

% Change (15-18) = 0% % Change / Year = 0.0%

Note: Current total includes 3 Case Compliance Specialists.

**Workload
Indicator** ▪ County growth and associated increase in court activity and total judicial officers.

**Personnel
Projection** Full-time employees or equivalents per year:

Item	2020	2025	2030	2035	2040
Model 1 Historical Percent Change	3.0	3.0	3.0	3.0	3.0
Model 2 Historical Number Change	3.0	3.0	3.0	3.0	3.0
Model 3 Linear Regression	3.0	3.0	3.0	3.0	3.0
Model 4 Constant Staff/Population	3.1	3.4	3.7	4.0	4.3
Model 5 Department's Recommendation	4.0	6.0	7.0	7.0	7.0
Model 6 Workload Indicators (Total Judges)	3.2	3.6	3.8	4.2	4.4
FTE Staff Projection (Model 3-6)	4.0	4.0	5.0	5.0	5.0

% Change (18-40) = 67%

% Change /Year = 3%

Second Judicial District Court – Case Compliance Specialists (continued)

- Space Deficiencies/ Requirements
- Need private work area not in public area.
 - Need separate entrance/exit for staff into suite and building.

Space Projection DGSF space per projection period:

Item	Existing	2020	2025	2030	2035	2040
Existing Office DGSF	200					
FTE Staff Projection	3	4	4	5	5	5
Existing Office DGSF/Staff	67					
Average Office DGSF/Staff ¹	200	190	190	185	185	185
DGSF Office Projection	600	760	760	925	925	925
Existing Other DGSF	0					
DGSF Other Projection						
DGSF Total Existing Space	200					
DGSF Space Projection³	600	760	760	925	925	925

¹ Includes an average per staff for all work and circulation spaces.

³ Includes DGSF Office Projection + DGSF Other Projection.

- Critical Adjacencies
- Court Administration.
 - Central to Judicial Officers.

Current Visitors Daily Average 7 Peak 3

Current Parking Employee Vehicle 3 County/State Vehicle

- Miscellaneous
- Serves as internal auditor, additional staff needed.

Second Judicial District Court – Court Clerks

Location ▪ 75 Court Street.

**Mission/
Function** ▪ Serves as the primary support staff for all court hearings.
 ▪ Prepares files for judicial officers prior to hearings, attends court hearings, creates all records directly associated with court hearings, and prepares minutes/orders following court hearings.

Personnel Data Full-time employees or equivalents per year:

2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
0.0	0.0	0.0	0.0	0.0	0.0	38.0	39.0	39.0	39.0	39.0

% Change (14-18) = 3% % Change / Year = 0.7%

Note: Current total includes 39 Court Clerks.

**Workload
Indicator** ▪ County growth and associated increase in court activity and judicial officers:
 ○ Family Court - 2 court clerks per Judge.
 ○ General Court - 1.5 court clerks per Judge.
 ○ Specialty Court - 2 court clerks per Judge.
 ○ Probate - 1 court clerk per Judicial Officer.
 ○ Protection Orders - 3 court clerks per Judicial Officer.
 ○ Juvenile Delinquency - 3 court clerks per Judicial Officer.

**Personnel
Projection** Full-time employees or equivalents per year:

Item	2020	2025	2030	2035	2040
Model 1 Historical Percent Change	39.5	40.8	42.2	43.6	45.0
Model 2 Historical Number Change	39.5	40.8	42.0	43.3	44.5
Model 3 Linear Regression	39.6	40.6	41.6	42.6	43.6
Model 4 Constant Staff/Population	40.4	44.1	48.0	52.3	56.1
Model 5 Department's Recommendation	39.0	46.0	48.0	49.0	50.0
Model 6 Workload Indicators (Total Judges)	41.6	46.8	49.4	54.6	57.2
FTE Staff Projection (Model 1, 4-6)	41.0	45.0	47.0	50.0	53.0

% Change (18-40) = 36%

% Change /Year = 2%

Second Judicial District Court – Court Clerks (continued)

- Space Deficiencies/ Requirements
- Work Area:
 - Need evidence lockers near courtrooms.
 - Need to be grouped together near judicial officer served.
 - Courtroom:
 - Need area for 2 computer monitors, printer, and ability to pass paper to judicial officer.

Space Projection DGSF space per projection period:

Item	Existing	2020	2025	2030	2035	2040
Existing Office DGSF	3,169					
FTE Staff Projection	39	41	45	47	50	53
Existing Office DGSF/Staff	81					
Average Office DGSF/Staff ¹	125	125	120	120	115	115
DGSF Office Projection	4,875	5,125	5,400	5,640	5,750	6,095
Existing Other DGSF ²	0					
DGSF Other Projection						
DGSF Total Existing Space	3,169					
DGSF Space Projection³	4,875	5,125	5,400	5,640	5,750	6,095

¹ Includes an average per staff for all work and circulation spaces.

³ Includes DGSF Office Projection + DGSF Other Projection.

Critical Adjacencies

- Court/Judicial Officer.

Current Visitors

Daily Average		Daily Peak
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Current Parking

Employee Vehicle	39	County/State Vehicle
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Miscellaneous

-

Second Judicial District Court – Evidence

Location ▪ 75 Court Street.

**Mission/
Function** ▪ Maintains all evidence that comes into the Court record in accordance with applicable statutes/rules.

Personnel Data Full-time employees or equivalents per year:

2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0

% Change (08-18) = 0% % Change / Year = 0.0%

Note: Total does not include 1 Intern.

**Workload
Indicator** ▪ County growth and associated increase in court activity/filings and amount of evidence.

**Personnel
Projection** Full-time employees or equivalents per year:

Item	2020	2025	2030	2035	2040
Model 1 Historical Percent Change	1.0	1.0	1.0	1.0	1.0
Model 2 Historical Number Change	1.0	1.0	1.0	1.0	1.0
Model 3 Linear Regression	1.0	1.0	1.0	1.0	1.0
Model 4 Constant Staff/Population	1.0	1.1	1.2	1.3	1.4
Model 5 Department's Recommendation	1.0	2.0	2.0	2.0	2.0
Model 6 Workload Indicators (New Case Filings)	1.0	1.1	1.2	1.2	1.3
FTE Staff Projection (Model 3-6)	1.0	1.0	1.0	2.0	2.0

% Change (18-40) = 100%

% Change /Year = 5%

Second Judicial District Court – Evidence (continued)

- Space Deficiencies/ Requirements**
- Need modern, secure evidence storage space and case management system for cataloging and retention monitoring.
 - Need area for public viewing.
 - Need area for staff to pick-up/deliver evidence with evidence lockers for temporary storage.
 - Need secure storage of evidence on courtroom floors during trials.

Space Projection DGSF space per projection period:

Item	Existing	2020	2025	2030	2035	2040
Existing Office DGSF	0					
FTE Staff Projection	1	1	1	1	2	2
Existing Office DGSF/Staff	0					
Average Office DGSF/Staff ¹	245	245	245	245	190	190
DGSF Office Projection	245	245	245	245	380	380
Existing Other DGSF ²	3,646					
DGSF Other Projection	2,400	2,400	2,400	2,400	2,400	2,400
DGSF Total Existing Space	3,646					
DGSF Space Projection³	2,645	2,645	2,645	2,645	2,780	2,780

¹ Includes an average per staff for all work and circulation spaces.

² Includes Central Evidence Storage, Temporary Evidence Lockers, and Public Viewing Room.

³ Includes DGSF Office Projection + DGSF Other Projection.

- Critical Adjacencies**
- Central location to Court Clerks.

Current Visitors Daily Average 5 Daily Peak 3

Current Parking Employee Vehicle 1 County/State Vehicle

- Miscellaneous**
- Estimate 50% of current evidence eligible for disposal; about half of remaining 50% must be easily accessible.

Second Judicial District Court – Family Services

- | | |
|------------------------------|---|
| Location | ▪ 75 Court Street. |
| Mission/
Function | <ul style="list-style-type: none"> ▪ Helps families in need and offers services that will settle conflicts earlier and at a lower cost, both financial and emotional, to the parties. ▪ Services include: <ul style="list-style-type: none"> ○ Mediation of child custody and visitation disputes. ○ Mediation in child protection matters (dependency mediation). ○ Advocacy for abused and neglected children through the CASA Program. ○ Supervised visitation and exchange services at the Family Peace Center (on- site supervised visitation). ○ Volunteer Justice Dog Program benefitting participants in Veterans Court and Family Drug and Mental Health Courts. |

Personnel Data Full-time employees or equivalents per year:

2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
4.0	4.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0

% Change (08-18) = 25% % Change / Year = 2.3%

Note: Current total includes 1 Manager, 3 Case Managers, and 1 Clerical; total does not include 10 intermittent staff for Family Peace Center, 12 contract Mediators, 100+ CASA volunteers, and 1 Intern.

- | | |
|-------------------------------|--|
| Workload
Indicator | <ul style="list-style-type: none"> ▪ County growth and associated increase in new Family Court cases and judges and associated increase in <ul style="list-style-type: none"> ○ Mediations - 487 in 2017. ○ New CASA cases - 60 in 2017. ○ Peace Center Visits - 1,077 in 2017. |
|-------------------------------|--|

**Personnel
Projection** Full-time employees or equivalents per year:

Item	2020	2025	2030	2035	2040
Model 1 Historical Percent Change	5.2	5.8	6.5	7.3	8.2
Model 2 Historical Number Change	5.2	5.7	6.2	6.7	7.2
Model 3 Linear Regression	5.4	5.8	6.2	6.6	7.0
Model 4 Constant Staff/Population	5.2	5.7	6.2	6.7	7.2
Model 5 Department's Recommendation	5.0	6.0	6.0	7.0	8.0
Model 6 Workload Indicators (Family Judges)	5.8	6.7	7.5	8.3	9.2
FTE Staff Projection (Model 1-6)	5.0	6.0	6.0	7.0	8.0

% Change (18-40) = 60%

% Change /Year = 3%

Second Judicial District Court – Family Services (continued)

- Space Deficiencies/Requirements**
- Need reception area with waiting area for 10 persons.
 - Need access to 5 mediation rooms for up to 5 persons.
 - Need large conference room for up to 18 persons.
 - Need dedicated, secure space for the Family Peace Center that keeps victims and perpetrators separated and also welcoming and child-friendly for up to 4 families at one time with 2 staff monitors – 2 entrances, 2 waiting areas, kitchen, restrooms, 2 staff areas, large visiting area and 2 smaller visiting areas.
 - Ideal for secure outdoor child-friendly courtyard as part of Peace Center.

Space Projection DGSF space per projection period:

Item	Existing	2020	2025	2030	2035	2040
Existing Office DGSF	1,000					
FTE Staff Projection	5	5	6	6	7	8
Existing Office DGSF/Staff	200					
Average Office DGSF/Staff ¹	270	270	250	250	240	230
DGSF Office Projection	1,350	1,350	1,500	1,500	1,680	1,840
Existing Other DGSF ²	2,600					
DGSF Other Projection	4,200	4,200	4,200	4,200	4,200	4,200
DGSF Total Existing Space	3,600					
DGSF Space Projection³	5,550	5,550	5,700	5,700	5,880	6,040

¹ Includes an average per staff for all work and circulation spaces.

² Includes Family Peace Center and Mediation Rooms.

³ Includes DGSF Office Projection + DGSF Other Projection.

- Critical Adjacencies**
- Main Office & Mediation – Family Courts.
 - Family Peace Center – main floor.

Current Visitors Daily Average 16 Daily Peak 10

Current Parking Employee Vehicle* 15 County/State Vehicle *Includes intermittent Peace Center staff

Second Judicial District Court – Family Services (continued)

- Miscellaneous
- Function organized as department in 2010 to combine Mediation, CASA, and Family Peace Center; Dependency Mediation added in 2011 and Senior Judge Settlement Program and Justice Dog Program added in 2017.
 - Peace Center should meet standards set by Office of Violence Against Women (OVW) to ensure no visual, auditory, or physical contact between parties when on Center premises – 2 entrances, 2 waiting areas, etc.
 - Dedicated space for Peace Center to allow for increased hours of operation, currently open 4pm to 8pm on weekdays and 10am to 6pm on Saturday; each visit currently 1 hour 25 minutes.
 - CASA volunteers receive 40 hours of pre-service and 12 hours of annual in-service training.
-

Second Judicial District Court – Filing Office/Protection Order Help Center (POHC)

- Location** ▪ 75 Court Street & 1 S. Sierra Street.
- Mission/Function** ▪ Provides court users with assistance accessing court records, filing court documents, and submitting payments for court fees and fines.
 ▪ Maintains all court records and manages E-Filing Hub.
 ▪ Oversees the Protection Order Help Center to provide assistance completing applications for temporary protective orders, electronic filings, and safe and secure waiting for court appearances.
 ▪ Serves as first stop for visitors and directs public to available court resources.

Personnel Data Full-time employees or equivalents per year:

2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
26.0	23.0	24.0	21.0	22.0	19.0	21.0	21.0	25.0	25.0	27.0

% Change (08-18) = 4% % Change / Year = 0.4%

Note: Current total includes 1 Manager, 2 Deputy Clerk Leads, and 24 Clerks.

- Workload Indicator** ▪ County growth and associated increase in court activity/filings and impact on:
- Customers – 30,172 in 2017 from 49,162 in 2013.
 - Calls – 23,569 in 2017 from 22,229 in 2013.
 - E-filings – 155,938 in 2017 from 103,359 in 2013.
 - Temporary Protection Orders – 2,153 in 2017 from 2,036 in 2008.

Personnel Projection Full-time employees or equivalents per year:

Item	2020	2025	2030	2035	2040
Model 1 Historical Percent Change	27.2	27.7	28.3	28.8	29.3
Model 2 Historical Number Change	27.2	27.7	28.2	28.7	29.2
Model 3 Linear Regression	24.0	24.7	25.4	26.1	26.8
Model 4 Constant Staff/Population	28.0	30.5	33.2	36.2	38.9
Model 5 Department's Recommendation	27.0	27.0	27.0	27.0	27.0
Model 6 Workload Indicators	28.0	29.6	31.3	33.0	34.6
FTE Staff Projection (Model 1-6)	27.0	28.0	29.0	30.0	31.0

% Change (18-40) = 15%

% Change /Year = 1%

Second Judicial District Court – Filing Office/POHC (continued)

- Space Deficiencies/Requirements**
- Need to consolidate locations.
 - Need more access for public to E-File Hubs, currently only 5 computers.
 - Need climate controlled area for microfilm storage for 15,000 reels.
 - Need a vault for storage of sensitive documents.
 - Need area for Protective Order Help Center to include safe room for applicants.

Space Projection DGSF space per projection period:

Item	Existing	2020	2025	2030	2035	2040
Existing Office DGSF	7,888					
FTE Staff Projection	27	27	28	29	30	31
Existing Office DGSF/Staff	292					
Average Office DGSF/Staff ¹	165	165	165	160	160	160
DGSF Office Projection	4,455	4,455	4,620	4,640	4,800	4,960
Existing Other DGSF ²	1,900					
DGSF Other Projection	1,500	1,500	1,500	1,500	1,500	1,500
DGSF Total Existing Space	9,788					
DGSF Space Projection³	5,955	5,955	6,120	6,140	6,300	6,460

¹ Includes an average per staff for all work and circulation spaces.

² Includes E-Hub and Protection Order Help Center.

³ Includes DGSF Office Projection + DGSF Other Projection.

- Critical Adjacencies**
- Filing/E-Hub in main public location.
 - POHC in secure area near Domestic Violence Unit and Sheriff.

Current Visitors Daily Average 91 Daily Peak 15

Current Parking Employee Vehicle 27 County/State Vehicle

Second Judicial District Court – Filing Office/POHC (continued)

- Miscellaneous
- Prior to 2012 filings received in paper format; all cases currently electronic with Family starting in October of 2018.
 - In process of rebuilding old paper files into digital format – estimate approximately 90,000 files at 75 Court Street and 35,600 files off-site – estimate 7.5 years to complete process.
 - Currently 2,914 boxes of files on-site with 1,259 adjacent to Filing Office and 1,655 in basement/hallways; 195 boxes “cannot be destroyed” per statute.
 - Public interface shifting from public windows to on-site to E-File Hubs and on-line.
 - Lifetime retention for all court records.
 - POHC opened in October 2018, previously performed by Domestic Violence Resource Center.
 - POHC customer average 45-60 minutes of assistance.
-

Second Judicial District Court – Fiscal Services

Location ▪ 75 Court Street.

**Mission/
Function** ▪ Provides timely and accurate financial information to meet fiduciary and regulatory responsibilities.
 ▪ Processes payables/invoices, refunds, and disbursement checks; orders supplies; creates purchase orders; prepares daily, monthly, and annual reports; completes journal entries; prepares court budget; and assists all departments with fines and fees.

Personnel Data Full-time employees or equivalents per year:

2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
1.0	1.0	1.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0

% Change (08-18) = 200% % Change / Year = 11.6%

Note: Current total includes 1 Chief Financial Officer and 2 Fiscal Clerks.

Workload Indicator ▪ County growth and associated increase in court activity/filings and amount of evidence.

Personnel Projection Full-time employees or equivalents per year:

Item	2020	2025	2030	2035	2040
Model 1 Historical Percent Change	3.7	6.5	11.2	19.4	33.6
Model 2 Historical Number Change	3.4	4.4	5.4	6.4	7.4
Model 3 Linear Regression	4.0	5.1	6.2	7.3	8.3
Model 4 Constant Staff/Population	3.1	3.4	3.7	4.0	4.3
Model 5 Department's Recommendation	4.0	4.0	4.0	4.0	4.0
Model 6 Workload Indicators					
FTE Staff Projection (Model 4-5)	4.0	4.0	4.0	4.0	4.0

% Change (18-40) = 33%

% Change /Year = 2%

Second Judicial District Court – Fiscal Services (continued)

- Space Deficiencies/ Requirements
- Need secure work area for confidential data.
 - Need cash counting room with safe.
 - Need storage area for central orders/supplies.

Space Projection DGSF space per projection period:

Item	Existing	2020	2025	2030	2035	2040
Existing Office DGSF	400					
FTE Staff Projection	3	4	4	4	4	4
Existing Office DGSF/Staff	133					
Average Office DGSF/Staff ¹	245	225	225	225	225	225
DGSF Office Projection	735	900	900	900	900	900
Existing Other DGSF ²	0					
DGSF Other Projection	400	400	400	400	400	400
DGSF Total Existing Space	400					
DGSF Space Projection³	1,135	1,300	1,300	1,300	1,300	1,300

¹ Includes an average per staff for all work and circulation spaces.

² Includes Central Storage Room.

³ Includes DGSF Office Projection + DGSF Other Projection.

- Critical Adjacencies
- Central location to court functions.

Current Visitors* Daily Average 10 Daily Peak 2 *Court staff

Current Parking Employee Vehicle 3 County/State Vehicle

Miscellaneous ▪

Second Judicial District Court – Human Resources

Location ▪ 75 Court Street.

**Mission/
Function**

- Recruits, develops and retains a high performing diverse workforce.
- Clarifies and resolves personnel questions.
- Provides administrative direction for employee health benefits.
- Provides administrative direction for workforce development, compensation, recruitment, policies, etc.
- Establishes and maintains personnel files and confidential information.
- Investigates complex human resource matters (i.e. discrimination, harassment).

Personnel Data Full-time employees or equivalents per year:

2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
0.0	0.0	0.0	0.0	0.0	0.0	1.0	1.0	2.0	2.0	2.0

% Change (14-18) = 100% % Change / Year = 18.9%

Note: Current total includes 1 Director and 1 Human Resource Generalist

**Workload
Indicator** ▪ County growth and associated increase in court activity and staff.

**Personnel
Projection** Full-time employees or equivalents per year:

Item	2020	2025	2030	2035	2040
Model 1 Historical Percent Change	2.8	6.7	16.0	38.1	90.5
Model 2 Historical Number Change	2.5	3.8	5.0	6.3	7.5
Model 3 Linear Regression	2.8	4.3	5.8	7.3	8.8
Model 4 Constant Staff/Population	2.1	2.3	2.5	2.7	2.9
Model 5 Department's Recommendation	3.0	4.0	4.5	5.0	5.5
Model 6 Workload Indicators					
FTE Staff Projection (Model 4-5)	3.0	4.0	4.0	4.0	5.0

% Change (18-40) = 150%

% Change /Year = 7%

Second Judicial District Court – Human Resources (continued)

- Space Deficiencies/ Requirements**
- Need secure work area for confidential data.
 - Need meeting room for up to 6 persons.
 - Need access to training room for up to 20 persons.
 - Need secure file storage closet.
 - Ideal for staff amenities to include fitness area, staff rest rooms, bike rack, mother's room, staff break areas, and ergonomic furniture.

Space Projection DGSF space per projection period:

Item	Existing	2020	2025	2030	2035	2040
Existing Office DGSF	180					
FTE Staff Projection	2	3	4	4	4	5
Existing Office DGSF/Staff	90					
Average Office DGSF/Staff ¹	405	325	285	285	285	260
DGSF Office Projection	810	975	1,140	1,140	1,140	1,300
Existing Other DGSF	0					
DGSF Other Projection	0					
DGSF Total Existing Space	180					
DGSF Space Projection³	810	975	1,140	1,140	1,140	1,300

¹ Includes an average per staff for all work and circulation spaces.

³ Includes DGSF Office Projection + DGSF Other Projection.

- Critical Adjacencies**
- Central location to court staff.

Current Visitors Daily Average 7 Daily Peak 5

Current Parking Employee Vehicle 2 County/State Vehicle

- Miscellaneous**
- Combination of paper on electronic files.
 - Storing files in basement, about 20 boxes.

Second Judicial District Court – Information Technology

Location ▪ 75 Court Street.

**Mission/
Function** ▪ Provides information technology resources and support to the staff and users (public and private) of the District Court.

Personnel Data Full-time employees or equivalents per year:

2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
5.0	5.0	5.0	5.0	5.0	5.0	5.0	6.0	7.0	7.0	7.0

% Change (15-18) = 40% % Change / Year = 1.6%

Note: Current total includes 1 Chief Information Officer, 1 Systems Administrator, 1 Senior Network Engineer, 1 Business Systems Analyst, 1 Systems Developer, and 2 Computer Technicians.

**Workload
Indicator** ▪ County growth and associated increase in court activity/filings and utilization of technology for electronic filing, digital signage, and courtroom audio visual media.

**Personnel
Projection** Full-time employees or equivalents per year:

Item	2020	2025	2030	2035	2040
Model 1 Historical Percent Change	7.2	7.8	8.4	9.1	9.8
Model 2 Historical Number Change	7.4	8.4	9.4	10.4	11.4
Model 3 Linear Regression	7.3	8.5	9.7	10.8	12.0
Model 4 Constant Staff/Population	7.2	7.9	8.6	9.4	10.1
Model 5 Department's Recommendation	9.0	10.0	11.0	11.0	12.0
Model 6 Workload Indicators					
FTE Staff Projection (Model 2-6)	8.0	9.0	10.0	11.0	12.0

% Change (18-40) = 71%

% Change /Year = 3%

Second Judicial District Court – Information Technology (continued)

- Space Deficiencies/ Requirements**
- Need open work space with modular furniture and work bench areas to work on equipment.
 - Need secure, climate controlled central server room.
 - Need secure, climate controlled networking closets on each floor.
 - Require off-site secure backup storage.
 - Need access to loading dock and storage area for computer shipments.
 - Need courtrooms to be audio visual equipped.

Space Projection DGSF space per projection period:

Item	Existing	2020	2025	2030	2035	2040
Existing Office DGSF	3,158					
FTE Staff Projection	7	8	9	10	11	12
Existing Office DGSF/Staff	451					
Average Office DGSF/Staff ¹	370	340	315	300	280	270
DGSF Office Projection	2,590	2,720	2,835	3,000	3,080	3,240
Existing Other DGSF ²	0					
DGSF Other Projection	1,600	1,600	1,600	1,600	1,600	1,600
DGSF Total Existing Space	3,158					
DGSF Space Projection³	4,190	4,320	4,435	4,600	4,680	4,840

¹ Includes an average per staff for all work and circulation spaces.

² Includes Training Room and Central Storage Room (near Loading Dock).

³ Includes DGSF Office Projection + DGSF Other Projection.

- Critical Adjacencies**
- Central location in facility (middle floor desired).

Current Visitors Daily Average 16 Daily Peak 13

Current Parking Employee Vehicle 7 County/State Vehicle

- Miscellaneous**
- Public WiFi system needed in facility.

Second Judicial District Court – Interpreter Services

Location ▪ 75 Court Street.

Mission/Function ▪ Coordinates all interpreter services to include courtroom proceedings, the Self-Help Center and Library, the Family Services Department, the Protection Order Help Center, and Pretrial Services and duties include:

- Translates official and supporting documents for the Court;
- Conducts over-the-phone interpretation when needed;
- Conducts legal, medical, and general terminology research; and
- Performs outreach with potential future interpreters.

Personnel Data Full-time employees or equivalents per year:

2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
1.0	1.0	1.0	1.0	1.5	1.5	1.5	1.5	2.0	2.0	2.0

% Change (08-18) = 100% % Change / Year = 7.2%

Note: Current total includes 2 Interpreters and does not include 12+ contract interpreters.

Workload Indicator ▪ County growth and associated increase in court activity and request for services – 1,828 requests in 2017.

Personnel Projection Full-time employees or equivalents per year:

Item	2020	2025	2030	2035	2040
Model 1 Historical Percent Change	2.3	3.2	4.6	6.5	9.2
Model 2 Historical Number Change	2.2	2.7	3.2	3.7	4.2
Model 3 Linear Regression	2.3	2.9	3.5	4.1	4.6
Model 4 Constant Staff/Population	2.1	2.1	2.1	2.1	2.1
Model 5 Department's Recommendation	2.0	2.25	2.25	2.5	2.8
Model 6 Workload Indicators (Total Judges)	2.1	2.4	2.5	2.8	2.9
FTE Staff Projection (Model 2, 4, 5, 6)	2.0	2.0	3.0	3.0	3.0

% Change (18-40) = 50%

% Change /Year = 2%

Second Judicial District Court – Interpreter Services (continued)

Space Deficiencies/ Requirements

- Need private work area for interpretation.

Space Projection DGSF space per projection period:

Item	Existing	2020	2025	2030	2035	2040
Existing Office DGSF	150					
FTE Staff Projection	2	2	2	3	3	3
Existing Office DGSF/Staff	75					
Average Office DGSF/Staff ¹	160	160	160	180	180	180
DGSF Office Projection	320	320	320	540	540	540
Existing Other DGSF						
DGSF Other Projection						
DGSF Total Existing Space	150					
DGSF Space Projection³	320	320	320	540	540	540

¹ Includes an average per staff for all work and circulation spaces.

³ Includes DGSF Office Projection + DGSF Other Projection.

Critical Adjacencies

- Central location to court functions.

Current Visitors Daily Average 3 Daily Peak 4

Current Parking Employee Vehicle 2 County/State Vehicle

Miscellaneous

- Services provided to both courthouses and Jan Evans Juvenile Detention Center.
- Contract interpreters check-in and then go to assignment.

Second Judicial District Court – Jury Services

- Location** ▪ 75 Court Street.
-
- Mission/
Function** ▪ Coordinates all operations related to summoning, qualifying, and releasing jurors from jury service.
 ▪ Manages space to check-in and assemble jurors.
 ▪ Oversees and coordinates the Grand Jury and meeting of Grand Jurors on a monthly basis.

Personnel Data Full-time employees or equivalents per year:

2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5

% Change (08-18) = 0% % Change / Year = 0.0%

Note: Current total includes 1 Manager and 1 part-time Deputy Clerk.

- Workload
Indicator** ▪ County growth and associated increase in court activity:
 ○ Jury trials – near 67 in 2018 from 86 in 2008.
 ○ Number of reporting jurors – near 3,200 in 2018 from 3,811 in 2008.
 ○ Grand Jury meetings – near 13 in 2018 from 19 in 2008.

**Personnel
Projection** Full-time employees or equivalents per year:

Item	2020	2025	2030	2035	2040
Model 1 Historical Percent Change	1.5	1.5	1.5	1.5	1.5
Model 2 Historical Number Change	1.5	1.5	1.5	1.5	1.5
Model 3 Linear Regression	1.5	1.5	1.5	1.5	1.5
Model 4 Constant Staff/Population	1.6	1.6	1.6	1.6	1.6
Model 5 Department's Recommendation	1.5	1.75	1.75	1.75	2.0
Model 6 Workload Indicators (Total Judges)	1.6	1.8	1.9	2.1	2.2
FTE Staff Projection (Model 1-6)	2.0	2.0	2.0	2.0	2.0

% Change (18-40) = 33%

% Change /Year = 2%

Second Judicial District Court – Jury Services (continued)

- Space Deficiencies/Requirements**
- Need staff work and file storage area adjacent to reception/check-in counter.
 - Need jury assembly space for 200 persons to include restrooms, separate seating/work areas, and vending area with counter and sink.
 - Need accessible parking for jurors.
 - Need accessible entrance into building for jurors.
 - Need Grand Jury suite with: hearing room sized for 17 jurors, District Attorney, witness, and court reporter with audio visual equipment; check-in counter; file storage; waiting areas; and restroom.

Space Projection DGSF space per projection period:

Item	Existing	2020	2025	2030	2035	2040
Existing Office DGSF	0					
FTE Staff Projection	1.5	2	2	2	2	2
Existing Office DGSF/Staff	0					
Average Office DGSF/Staff ¹	255	255	255	255	255	255
DGSF Office Projection	383	510	510	510	510	510
Existing Other DGSF ²	3,150					
DGSF Other Projection	6,750	6,750	6,750	6,750	6,750	6,750
DGSF Total Existing Space	3,150					
DGSF Space Projection³	7,133	7,260	7,260	7,260	7,260	7,260

¹ Includes an average per staff for all work and circulation spaces.

² Includes Jury Assembly spaces for 200 (check-in, waiting, restrooms, vending) and Grand Jury Set.

³ Includes DGSF Office Projection + DGSF Other Projection.

Critical Adjacencies ▪ Central location to court functions.

Current Visitors Daily Average 250 Daily Peak 150

Current Parking Employee Vehicle 2 County/State Vehicle

Second Judicial District Court – Jury Services (continued)

- Miscellaneous
- Two step juror system: first includes 6 to 8 weeks to qualify jurors, and Second includes sending report date card and instructions to juror.
 - Store juror qualification questionnaires and related documents; store all Grand Jury files.
 - Average 1 to 2 trials a week; trials begin on Monday mornings.
 - Each jury panel for a specific department must be kept separate from another department's reporting jurors.
 - Jurors may continue deliberations into evening hours.
 - Grand Jury meets once or twice a month.
-

Second Judicial District Court – Law Library

Location	<ul style="list-style-type: none"> ▪ 75 Court Street.
Mission/ Function	<ul style="list-style-type: none"> ▪ Enhances access to justice by (1) providing legal information, education, resources, tools, and materials, in print and digital formats, to those engaged with the justice system, and (2) partnering with the courts, bar associations, legal clinics, civic organizations, and government entities to help ensure the legal needs of the community are addressed. ▪ Provides online and print legal information and resources to the public. ▪ Answers reference and procedural questions, provides referrals to programs, creates educational materials, provides training, and provides court approved packets and forms. ▪ Holds Lawyer in the Library programs twice weekly for access to volunteer attorneys for 10-12 minutes per person.

Personnel Data Full-time employees or equivalents per year:

2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
7.0	6.0	5.0	5.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5

% Change (08-18) = -36% % Change / Year = -4.3%

Note: Current total includes 0.5 Manager (shared with Help Center), 1 Law Librarian, 1 Senior Law Library Assistant, and 2 Law Library Assistants.

Workload Indicator	<ul style="list-style-type: none"> ▪ County growth and associated increase in court activity, especially self-represented litigants, and community participation in Law Library programs: <ul style="list-style-type: none"> ○ In-person visits – 18,086 in 2017. ○ Telephone calls – 2,331 in 2017. ○ Lawyer in the Library – 1,163 in 2017. ▪ Staff declined due to budget cuts/recession period in the last 10 years.
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Personnel
Projection Full-time employees or equivalents per year:

Item	2020	2025	2030	2035	2040
Model 1 Historical Percent Change	4.1	3.3	2.6	2.1	1.7
Model 2 Historical Number Change	4.0	2.8	1.5	0.3	-1.0
Model 3 Linear Regression	3.6	2.6	1.6	0.6	-0.4
Model 4 Constant Staff/Population	4.7	5.1	5.5	6.0	6.5
Model 5 Department's Recommendation	4.5	5.5	6.0	7.0	8.0
Model 6 Workload Indicators					
FTE Staff Projection (Model 4 & 5)	5.0	5.0	6.0	7.0	7.0

% Change (18-40) = 56%

% Change /Year = 3%

Second Judicial District Court – Law Library (continued)

- Space Deficiencies/ Requirements**
- Require reference desk with 2 workstations and secure storage area at entry.
 - Require staff area with workstations, storage, copy machines, cash counting area, and mail room.
 - Require research carrels, currently 22.
 - Require research tables, currently 3.
 - Require public computer carrels, currently 2 case management system, 4 Westlaw Next, 4 public access, 1 pay-for-print, and 1 protection order process.
 - Require a large conference room for 15 persons and 4 small conference rooms for 5 persons.
 - Require pay-for-print copy machines.
 - Require wall displays for brochures.

Space Projection DGSF space per projection period:

Item	Existing	2020	2025	2030	2035	2040
Existing Office DGSF	1,200					
FTE Staff Projection	4.5	5.0	5.0	6.0	7.0	7.0
Existing Office DGSF/Staff	267					
Average Office DGSF/Staff ¹	275	260	260	240	220	220
DGSF Office Projection	1,238	1,300	1,300	1,440	1,540	1,540
Existing Other DGSF ²	11,587					
DGSF Other Projection	5,530	5,530	5,530	5,530	5,530	5,530
DGSF Total Existing Space	12,787					
DGSF Space Projection³	6,768	6,830	6,830	6,970	7,070	7,070

¹ Includes an average per staff for all work and circulation spaces.

² Includes Law Library (reference desk, research carrels/tables, public computer carrels, conference room, print storage, etc.).

³ Includes DGSF Office Projection + DGSF Other Projection.

- Critical Adjacencies**
- Central, accessible public location.
 - Self Help Center and Protection Order Help Center.
 - Filing Office.
 - Interpreter Services.

Current Visitors Daily Average 69 Daily Peak 55

Current Parking Employee Vehicle 4.5 County/State Vehicle

Second Judicial District Court – Law Library (continued)

- Miscellaneous
- Operate Monday, Thursday and Friday 8am to 5pm and Tuesday and Wednesday 10am to 7pm.
 - Currently 4,004 shelves (3 feet in length x 14 inches high x 11 inches deep) of print materials, estimate requiring 2,499 shelves.
 - Approximately 57,079 items in print, CD, microfiche, and digital resources.
 - Continue to expect increase in self-represented litigants and associated need for more public research areas.
 - Provide training for self-represented litigants.
 - Provide shared meeting/conference rooms for mediation and other court functions.
 - Staff also support/cover Self Help Center.
 - Require a positive environment - easy to find, quiet, and safe.
 - Must provide privacy through noise dampening techniques.
 - Governed and managed by the Law Library Board of Trustees.
 - Floors must be able to support weight of print storage.
-

Second Judicial District Court – Self Help Center

Location ▪ 1 Sierra Street.

**Mission/
Function** ▪ Creates and provides court approved packets and forms and answers procedural questions for self-represented litigants.
 ▪ Creates educational materials and brochures for self-represented litigants.
 ▪ Assists self-represented litigants with electronic filing, filing for temporary orders for protection, and accessing the court record.

Personnel Data Full-time employees or equivalents per year:

2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
3.0	3.0	2.0	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5

% Change (08-18) = -17% % Change / Year = -1.8%

Note: Current total includes 0.5 Manager (shared with Law Library) and 2 Law Library Assistants.

**Workload
Indicator** ▪ County growth and associated increase in court activity, especially self-represented litigants:
 ○ In-person assistant – about 8,500 in 2018.
 ○ Telephone calls – about 5,321 in 2018.

**Personnel
Projection** Full-time employees or equivalents per year:

Item	2020	2025	2030	2035	2040
Model 1 Historical Percent Change	2.4	2.2	2.0	1.8	1.7
Model 2 Historical Number Change	2.4	2.2	1.9	1.7	1.4
Model 3 Linear Regression	2.4	2.2	2.1	1.9	1.8
Model 4 Constant Staff/Population	2.6	2.8	3.1	3.4	3.6
Model 5 Department's Recommendation (Add Civil)	6.5	6.5	7.5	8.5	9.0
Model 6 Workload Indicators					
FTE Staff Projection (Model 4-5)	5.0	5.0	6.0	6.0	7.0

% Change (18-40) = 180%

% Change /Year = 8%

Second Judicial District Court – Self Help Center (continued)

- Space Deficiencies/ Requirements**
- Need public access computers (currently 1), waiting area, counter space/reception area, pay-for-print area, and phone/language access line.
 - Need child-friendly waiting area.
 - Need staff area with work area, public counter, cash counting area, copier/printer/scanner, storage for print packets and forms and supplies.
 - Need drop-in space for other agencies i.e. Department of Welfare and Social Services, Human Services Agency (child protective services), Sheriff Civil Service Division, and District Attorney Child Support Office.
 - Need brochure/packet display.
 - Need access to meeting rooms for clients to complete paperwork and meet with staff/attorney/agency.

Space Projection DGSF space per projection period:

Item	Existing	2020	2025	2030	2035	2040
Existing Office DGSF	200					
FTE Staff Projection	2.5	5	5	6	6	7
Existing Office DGSF/Staff	80					
Average Office DGSF/Staff ¹	350	260	260	235	235	220
DGSF Office Projection	875	1,300	1,300	1,410	1,410	1,540
Existing Other DGSF ²	820					
DGSF Other Projection	2,200	2,200	2,200	2,200	2,200	2,200
DGSF Total Existing Space	1,020					
DGSF Space Projection³	3,075	3,500	3,500	3,610	3,610	3,740

¹ Includes an average per staff for all work and circulation spaces.

² Includes Self Help Center (reception/waiting, child play areas, public workstations, meeting rooms, etc.).

³ Includes DGSF Office Projection + DGSF Other Projection.

- Critical Adjacencies**
- Central location to public.
 - Law Library.
 - Protection Order Help Center.
 - Filing Office.
 - Interpreter Services.

Second Judicial District Court – Self Help Center (continued)

Current Visitors	Daily Average	33	Daily Peak	20
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Current Parking	Employee Vehicle	2.5	County/State Vehicle	
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Miscellaneous	<ul style="list-style-type: none">Operates Monday thru Thursday from 8am to 4:30pm and Friday 8am to 12pm.Staff also support/cover Law Library; all packets available at both locations.Require a positive environment - easy to find, quiet, and safe.Must provide privacy through noise dampening techniques.Need windows for public waiting areas to provide environment conducive to the function performed.
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Second Judicial District Court – Pretrial Services

Location ▪ 75 Court Street.

**Mission/
Function**

- Supervises defendants who have been released on their own recognizance and/or in cases where supervised bail has been ordered.
- Conducts face-to-face checks with defendants and drug/alcohol testing.
- Facilitates releases from the Washoe County Jail, as well as revocations.
- Attends most criminal dockets but also assist the Family Court Division with drug testing when requested.
- Provides assistance to all 7 local courts within Washoe County.

Personnel Data Full-time employees or equivalents per year:

2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
0.0	0.0	0.0	0.0	0.0	0.0	7.0	7.0	8.0	8.0	8.0

% Change (14-18) = 14% % Change / Year = 3.4%

Note: Current total includes 1 Manager, 1 Administrative Assistant, and 6 Pretrial Services Officers.

**Workload
Indicator**

- Growth in County and associated increase in court activity and judicial use of supervision - 850 cases in 2018, target 160 cases per staff.
- Supreme Court initiatives and/or legislation.

**Personnel
Projection** Full-time employees or equivalents per year:

Item	2020	2025	2030	2035	2040
Model 1 Historical Percent Change	8.6	10.1	11.9	14.1	16.7
Model 2 Historical Number Change	8.5	9.8	11.0	12.3	13.5
Model 3 Linear Regression	8.8	10.3	11.8	13.3	14.8
Model 4 Constant Staff/Population	8.3	9.0	9.9	10.7	11.5
Model 5 Department's Recommendation					
Model 6 Workload Indicators					
FTE Staff Projection (Model 1-4)	9.0	10.0	11.0	13.0	14.0

% Change (18-40) = 75%

% Change /Year = 3%

Second Judicial District Court – Pretrial Services (continued)

- Space Deficiencies/ Requirements**
- Need access to 2 single, non-public, drug testing bathrooms.
 - Need reception counter and waiting area.
 - Need individual desk area with semi-private space for confidentiality and safety with line-of-sight with other staff.
 - Need storage space for drug testing supplies.
 - Need general storage area.
 - Need access to Sheriff and holding area for clients taken into custody.

Space Projection DGSF space per projection period:

Item	Existing	2020	2025	2030	2035	2040
Existing Office DGSF	4,734					
FTE Staff Projection	8	9	10	11	13	14
Existing Office DGSF/Staff	592					
Average Office DGSF/Staff ¹	340	320	300	285	260	255
DGSF Office Projection	2,720	2,880	3,000	3,135	3,380	3,570
Existing Other DGSF	0					
DGSF Other Projection		0	0	0	0	0
DGSF Total Existing Space	4,734					
DGSF Space Projection³	2,720	2,880	3,000	3,135	3,380	3,570

¹ Includes an average per staff for all work and circulation spaces.

³ Includes DGSF Office Projection + DGSF Other Projection.

- Critical Adjacencies**
- Criminal Courts.
 - Sheriff.

Current Visitors Daily Average 125 Daily Peak 12

Current Parking Employee Vehicle 8 County/State Vehicle

- Miscellaneous**
- Pilot site to implement an evidence-based pretrial assessment tool; increased workload by having to run criminal histories and complete a 10 question assessment for all individuals with new arrests.
 - During implementation, office also began supervising defendants who posed a higher risk and posted money bond.
 - Caseload projected to increase with a reduction in the use of bail.

Second Judicial District Court – Sheriff’s Office

Location ▪ 75 Court Street.

**Mission/
Function** ▪ Provides on-site security.
 ▪ Transports prisoners from Jail to Courthouse central holding and then to the various courtrooms.
 ▪ Provides security in the courtrooms to the judges.

Personnel Data Full-time employees or equivalents per year:

2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	23.0	23.0

**Workload
Indicator** ▪ Increase in population and associated increase in court activity.

**Personnel
Projection** Full-time employees or equivalents per year:

Item	2020	2025	2030	2035	2040
Model 1 Historical Percent Change					
Model 2 Historical Number Change					
Model 3 Linear Regression					
Model 4 Constant Staff/Population	23.8	26.0	28.3	30.8	33.1
Model 5 Department's Recommendation					
Model 6 Workload Indicators (1.7:Judge)	27.2	30.6	32.3	35.7	37.4
FTE Staff Projection (Model 4,6)	26.0	29.0	31.0	34.0	36.0

% Change (18-40) = 57%

% Change /Year = 3%

Second Judicial District Court – Sheriff’s Office (continued)

- Space Deficiencies/ Requirements**
- Need consolidated central holding with adult and juvenile separation and individual and group wet cells.
 - Need 3 zones of separation between public, staff, and in-custody.
 - Need central public security screening to include covered wait area and screening stations.
 - Need 2 control centers – one back-up to serve as Emergency Operating Center.
 - Need professional and accessible office/substation space with work area, storage area, and muster room.

Space Projection DGSF space per projection period:

Item	Existing	2020	2025	2030	2035	2040
Existing Office DGSF	5,370					
FTE Staff Projection	23.0	26	29	31	34	36
Existing Office DGSF/Staff	233					
Average Office DGSF/Staff ¹	225	200	180	180	160	155
DGSF Office Projection	5,175	5,200	5,220	5,580	5,440	5,580
Existing Other DGSF ²	12,518					
DGSF Other Projection	12,400	12,400	12,400	12,400	12,400	12,400
DGSF Total Existing Space	17,888					
DGSF Space Projection³	17,575	17,600	17,620	17,980	17,840	17,980

¹ Includes an average per staff for all work and circulation spaces.

² Includes Central Holding (male/female holding, new intake processing, juvenile holding, etc.) and Vehicle Sallyport

³ Includes DGSF Office Projection + DGSF Other Projection.

- Critical Adjacencies**
- Central Holding near secure Sallyport with secure holding cells adjacent to courtrooms.

Current Visitors Daily Average Daily Peak

Current Parking Employee Vehicle 23 County/State Vehicle

Miscellaneous ▪

Second Judicial District Court – Specialty Courts

- | | |
|------------------------------|---|
| Location | ▪ 75 Court Street. |
| Mission/
Function | <ul style="list-style-type: none"> ▪ Improves the quality of life, reduces recidivism, and increases community safety and awareness by engaging the drug and alcohol abusing offender or the offender with a mental health illness in an intensive, court supervised, treatment program, duties include: <ul style="list-style-type: none"> ○ Check-ins with participants. ○ Prepares case management notes for use by judge and staff during court hearings. ○ Conducts drug testing. ▪ Manages Adult Drug Court, Diversion Court, Family Treatment Court, Felony DUI Court, Medication-Assisted Treatment Court, Mental Health Court, Prison Reentry Court, Veterans Court, Youth Offender Diversion Court, |

Personnel Data Full-time employees or equivalents per year:

2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	12.0	12.0	12.0

% Change (08-18) = 20% % Change / Year = 1.8%

Note: Current total includes 1 Senior Judge, 1 Manager, 7 Court Officers, 2 Court Clerks, and 1 Administrative Assistant total does not include 3 Interns.

- | | |
|-------------------------------|---|
| Workload
Indicator | <ul style="list-style-type: none"> ▪ Increase in population and associated increase in court activity and referrals: <ul style="list-style-type: none"> ○ Caseload – 600 in 2018. ▪ National Association of Drug Court Professionals Best Practice Standards recommends caseload ratio of 1 court office per 50 cases (1:50), currently at 1:100. |
|-------------------------------|---|

**Personnel
Projection** Full-time employees or equivalents per year:

Item	2020	2025	2030	2035	2040
Model 1 Historical Percent Change	12.4	13.6	14.9	16.4	17.9
Model 2 Historical Number Change	12.4	13.4	14.4	15.4	16.4
Model 3 Linear Regression	12.1	13.2	14.3	15.3	16.4
Model 4 Constant Staff/Population	12.4	13.6	14.8	16.1	17.3
Model 5 Department's Recommendation	14.0	15.0	17.0	17.0	17.0
Model 6 Workload Indicators					
FTE Staff Projection (Model 1-5)	13.0	14.0	16.0	17.0	18.0

% Change (18-40) = 50%

% Change /Year = 2%

Second Judicial District Court – Specialty Courts (continued)

- Space Deficiencies/Requirements**
- Need single, non-public, drug testing bathrooms.
 - Need reception counter and public waiting area.
 - Need Court Officer work areas to have line of sight with each other.
 - Need work area for interns in suite.
 - Need storage area for drug testing supplies.
 - Need access to meeting space twice a week for orientations of up to 20 people.
 - Ideal for Judge and Court Clerks together and separate from Manager and Court Officers.
 - Need courtroom sized for 70-100 participants.

Space Projection DGSF space per projection period:

Item	Existing	2020	2025	2030	2035	2040
Existing Office DGSF	3,510					
FTE Staff Projection	12	13	14	16	17	18
Existing Office DGSF/Staff	293					
Average Office DGSF/Staff ¹	345	330	315	315	300	295
<i>DGSF Office Projection</i>	<i>4,140</i>	<i>4,290</i>	<i>4,410</i>	<i>5,040</i>	<i>5,100</i>	<i>5,310</i>
Existing Courtroom Set DGSF	1,475					
Large Jury Courtroom Set	1	1	1	1	1	1
Large Jury Courtroom Set DGSF ²	5,200	5,200	5,200	5,200	5,200	5,200
<i>DGSF Courtroom Set Projection</i>	<i>5,200</i>	<i>5,200</i>	<i>5,200</i>	<i>5,200</i>	<i>5,200</i>	<i>5,200</i>
DGSF Total Existing Space	4,985					
DGSF Space Projection³	9,340	9,490	9,610	10,240	10,300	10,510

¹ Includes an average per staff for all work and circulation spaces.

² Includes Large Non-Jury Courtroom Set.

³ Includes DGSF Office Projection + DGSF Courtroom Set Projection.

Critical Adjacencies ▪ Specialty Courtroom.

Current Visitors Daily Average 100 Daily Peak 15

Current Parking Employee Vehicle 12 County/State Vehicle

Second Judicial District Court – Specialty Courts (continued)

- Miscellaneous
- Started in 1994 with Family Drug Court, first of its kind in the nation.
 - Majority of active and inactive files stored electronically.
 - Growth expected over next 20 years.
 - Participant check-ins scheduled, ideally conducted near courtroom.
-

Alternate Public Defender

- | | |
|------------------------------|---|
| Location | <ul style="list-style-type: none"> ▪ 350 S Center Street (6th Floor). |
| Mission/
Function | <ul style="list-style-type: none"> ▪ Provides services when conflicts of interest arise at the Public Defender's Office. ▪ Handles adult criminal cases ranging from misdemeanor domestic batteries up to and including murder cases where prosecutor is seeking the death penalty. ▪ Provides services to any person facing criminal charges or termination of his or her parental rights and cannot afford an attorney. ▪ Handles cases of juveniles involved in the juvenile justice system. ▪ Provides services for all of the Specialty Courts. |

Personnel Data Full-time employees or equivalents per year:

2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
15.0	14.0	15.0	15.0	15.0	15.0	16.0	16.0	17.0	17.0	17.0

% Change (08-18) = 13% % Change / Year = 1.3%

Note: Current total includes 1 Manager, 9 APD Attorneys, 2 Investigators, and 5 Clerical staff, total does not include 3 Interns.

- | | |
|-------------------------------|--|
| Workload
Indicator | <ul style="list-style-type: none"> ▪ County growth and increase in court activity |
|-------------------------------|--|

**Personnel
Projection** Full-time employees or equivalents per year:

Item	2020	2025	2030	2035	2040
Model 1 Historical Percent Change	17.4	18.6	19.8	21.0	22.4
Model 2 Historical Number Change	17.4	18.4	19.4	20.4	21.4
Model 3 Linear Regression	17.6	19.0	20.4	21.8	23.2
Model 4 Constant Staff/Population	17.6	19.2	20.9	22.8	24.5
Model 5 Department's Recommendation	18.0	20.0	22.0	25.0	28.0
Model 6 Workload Indicators					
FTE Staff Projection (Model 1-5)	18.0	20.0	21.0	23.0	24.0

% Change (18-40) = 41%

% Change /Year = 2%

Alternate Public Defender (continued)

Space Deficiencies/ Requirements ■ Need area for growth, currently at capacity.

Space Projection DGSF space per projection period:

Item	Existing	2020	2025	2030	2035	2040
Existing Office DGSF	5,904					
FTE Staff Projection	17	18	20	21	23	24
Existing Office DGSF/Staff	347					
Average Office DGSF/Staff ¹	355	345	325	320	305	300
DGSF Office Projection	6,035	6,210	6,500	6,720	7,015	7,200
Existing Other DGSF	0					
DGSF Other Projection		0	0	0	0	0
DGSF Total Existing Space	5,904					
DGSF Space Projection³	6,035	6,210	6,500	6,720	7,015	7,200

¹ Includes an average per staff for all work and circulation spaces.

³ Includes DGSF Office Projection + DGSF Other Projection.

Critical Adjacencies ■ Proximity to Courts Complex.

Current Visitors Daily Average 5 Daily Peak 5

Current Parking Employee Vehicle 17 County/State Vehicle 1

Miscellaneous ■ Store active and recent (2-3 years) inactive files on site; off-site storage includes electronic storage of archived files, as well as discovery and video/audio files
 ■ Unable to share an entrance with the Courts or District Attorney, as could inhibit clients from visiting office.

District Attorney

Location	<ul style="list-style-type: none"> ▪ 1 S Sierra Street (4th – 8th Floors).
Mission/ Function	<ul style="list-style-type: none"> ▪ Achieves justice and protects the welfare of the community. ▪ Prosecutes felony, gross misdemeanor and juvenile crimes through the Criminal Division. ▪ Provides legal representation to County’s agencies and departments including the Board of County Commissioners through the Civil Division. ▪ Safeguards the rights of children by enforcing child support obligations in accordance with Nevada law through the Family Support Division. ▪ Oversees operational management and professional development of the office through the Administration Division.

Personnel Data Full-time employees or equivalents per year:

2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
210.0	173.0	172.0	172.0	161.0	167.0	168.0	178.0	179.0	179.0	179.0

% Change (08-18) = -15% % Change / Year = -1.6%

Note: Current total includes 1 District Attorney, 38 Managers, 63 Professional (attorneys, investigators, and advocates), 2 Technical, and 75 Clerical staff. Total does not include 10 interns.

Workload Indicator	<ul style="list-style-type: none"> ▪ County growth and associated increase in court activity and judges. ▪ Unfunded mandates, i.e. Marcy’s Law enacted in 2018.
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Personnel Projection Full-time employees or equivalents per year:

Item	2020	2025	2030	2035	2040
Model 1 Historical Percent Change	173.4	160.1	147.8	136.4	126.0
Model 2 Historical Number Change	172.8	157.3	141.8	126.3	110.8
Model 3 Linear Regression	170.4	19.0	20.4	21.8	23.2
Model 4 Constant Staff/Population	185.3	202.4	220.4	240.0	257.6
Model 5 Department’s Recommendation	181.5	200.0	210.0	215.0	220.0
Model 6 Workload Indicators (Total Judges)	190.9	214.8	226.7	250.6	262.5
FTE Staff Projection (Model 4-6)	186.0	206.0	220.0	236.0	247.0

% Change (18-40) = 38%

% Change /Year = 2%

District Attorney (continued)

- Space Deficiencies/ Requirements
- Need document management, lots of paper storage.
 - Need funding to covert expansion areas into office space.

Space Projection DGSF space per projection period:

Item	Existing	2020	2025	2030	2035	2040
Existing Office DGSF	73,337					
FTE Staff Projection	179	186	206	220	236	247
Existing Office DGSF/Staff	410					
Average Office DGSF/Staff ¹	320	315	310	305	300	300
DGSF Office Projection	57,280	58,590	63,860	67,100	70,800	74,100
Existing Other DGSF ²	4,121					
DGSF Other Projection		0	0	0	0	0
DGSF Total Existing Space	77,458					
DGSF Space Projection³	57,280	58,590	63,860	67,100	70,800	74,100

¹ Includes an average per staff for all work and circulation spaces.

² Includes shell/expansion area.

³ Includes DGSF Office Projection + DGSF Other Projection.

- Critical Adjacencies
- Centralized downtown.
 - Proximity (walking distance) to Courts Complex.

Current Visitors Daily Average 200 Daily Peak 20

Current Parking Employee Vehicle 179 County/State Vehicle 11

- Miscellaneous
- Staff declined the last 10 years due to budget cuts/recession period, trying to regain staff.
 - One additional judge and courtroom adds attorney plus support staff.
 - Moved into location in 2006 and planned for growth, centralized operation.
 - Use private offices for attorneys, investigators, and victim advocates; attorneys conduct meetings in their offices; must meet Federal privacy requirements.
 - Use open work area for support staff.
 - Have reconfigured space several times, need area for visiting attorneys.

Human Services Agency (HSA)

Location ▪ 350 S Center Street.

**Mission/
Function** ▪ Provides an array of protective and supportive services to families and individuals to enhance their quality of life by optimizing their self-reliance and self-sufficiency.
 ▪ Oversees Children Services, Adult Social Services, and Senior Social Services.

Personnel Data Full-time employees or equivalents per year:

2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
326.0	316.0	309.0	302.0	281.0	292.0	296.0	303.0	318.0	334.0	349.0

% Change (08-18) = 7% % Change / Year = 0.7%

Note: Current total includes 1 Director, 4 Division Directors, 43 Coordinators/Supervisors, 48 Professional, 179 Technical, and 74 Clerical staff, total does not include 12 Contractors/Interns.

**Workload
Indicator** ▪ Increase in population and associated increase in workload:
 ○ Referrals – 6,943 in 2018.
 ○ Investigations – 1,950 in 2018.
 ○ Caseload – 1,732 in 2018.
 ▪ Increase in programs – acquired Northern Nevada Adult Mental Health Services (NNAMHS) campus and expanding services to homeless populations and Agency's Crossroads program.

**Personnel
Projection** Full-time employees or equivalents per year:

Item	2020	2025	2030	2035	2040
Model 1 Historical Percent Change	353.8	366.1	378.8	391.9	405.5
Model 2 Historical Number Change	353.6	365.1	376.6	388.1	399.6
Model 3 Linear Regression	326.2	336.7	347.2	357.7	368.2
Model 4 Constant Staff/Population	361.4	394.7	429.7	468.0	502.2
Model 5 Department's Recommendation	370.0	380.0	400.0	400.0	425.0
Model 6 Workload Indicators					
FTE Staff Projection (Model 1-5)	353.0	368.0	386.0	401.0	420.0

% Change (18-40) = 20%

% Change /Year = 1%

Human Services Agency (continued)

- Space Deficiencies/ Requirements**
- Main Office:
- No expansion area, average 15 new staff a year.
 - Require secure area for finger printing that meets federal requirements.
 - Need large meeting rooms/auditoriums to accommodate staff trainings and trainings for foster families and HSA families.
 - Need work spaces with dividers, have Baby to Work Program.
 - Require security screening at entrance.
 - Require separate entrance for staff and public.
 - Require intake/dispatch center on main floor.
 - Require motor pool area in parking garage.
 - Need secure, separate staff parking area from public.
- Courthouse:
- Need work area for eligibility workers, currently 3, staff participate in Specialty Courts.

Space Projection DGSF space per projection period:

Item	Existing	2020	2025	2030	2035	2040
Existing Office DGSF	58,077					
FTE Staff Projection	349	353	368	386	401	420
Existing Office DGSF/Staff	166					
Average Office DGSF/Staff ¹	175	175	175	175	170	170
DGSF Office Projection	61,075	61,775	64,400	67,550	68,170	71,400
Existing Other DGSF ²	0					
DGSF Other Projection						
DGSF Total Existing Space	58,077					
DGSF Space Projection³	61,075	61,775	64,400	67,550	68,170	71,400

¹ Includes an average per staff for all work and circulation spaces.

³ Includes DGSF Office Projection + DGSF Other Projection.

- Critical Adjacencies**
- Proximity to Courts Complex.

Human Services Agency (continued)

Current Visitors	Daily Average	200	Daily Peak (3pm-4pm)	50	
Current Parking	Employee Vehicle	300+	County/State Vehicle*	65	*52 Sedans, 2 Vans, 9 Trucks, & 2 Buses
Miscellaneous	<ul style="list-style-type: none">▪ Currently working on a paperless initiative to transfer all active and inactive casefile, child and foster care licensing documentation, human resources, financial and general administrative documents to an electronic format.▪ Required to retain documents such as birth certificates, social security cards, etc. in hard copy.▪ Conduct trainings for foster families and families supported by HSA during the evenings and on weekends.▪ Currently assigned work area for all staff; licensing functions could be telecommuters.				

Public Defender

- Location** ▪ 350 S Center Street (5th floor and partial 6th floor).
-
- Mission/Function** ▪ Protects and defends the rights of indigent people in Washoe County by providing them access to justice through professional legal representation.

Personnel Data Full-time employees or equivalents per year:

2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
59.0	59.0	59.0	57.0	54.0	54.0	54.3	55.5	60.5	61.5	61.0

% Change (08-18) = 3% % Change / Year = 0.3%

Note: Current total includes 1 Public Defender, 11 Deputy PDs, 27 PDs, 9 Technical, and 13 Clerical staff; total does not include 11 Contractors/Interns.

- Workload Indicator** ▪ County growth and associated increase in court activity and new cases:
- New Cases – 9,784 in 2017.
- New legislation - new law (effective 7/1/18) mandates law enforcement to wear body cams which has created a significant workload increase to review the footage for each case.
- New technology - media data discovery impact growing.

Personnel Projection Full-time employees or equivalents per year:

Item	2020	2025	2030	2035	2040
Model 1 Historical Percent Change	61.4	62.4	63.5	64.6	65.6
Model 2 Historical Number Change	61.4	62.4	63.4	64.4	65.4
Model 3 Linear Regression	59.1	60.1	61.1	62.1	63.1
Model 4 Constant Staff/Population	63.2	69.0	75.1	81.8	87.8
Model 5 Department's Recommendation	65.0	68.0	71.0	74.0	77.0
Model 6 Workload Indicators					
FTE Staff Projection (Model 1,2,4,5)	63.0	66.0	69.0	72.0	74.0

% Change (18-40) = 21%

% Change /Year = 1%

Public Defender (continued)

- Space Deficiencies/ Requirements
- Need a room for Social Work interns available year round.
 - Need a secondary conference room/meeting room.
 - Need future staff expansion area.
 - Need room to store clothing for clients.
 - Require secure access to staff area.
 - Need secure parking for staff separate from public.
 - Require separate staff and public building access.

Space Projection DGSF space per projection period:

Item	Existing	2020	2025	2030	2035	2040
Existing Office DGSF	16,511					
FTE Staff Projection	61	63	66	69	72	74
Existing Office DGSF/Staff	271					
Average Office DGSF/Staff ¹	285	280	275	275	275	275
DGSF Office Projection	17,385	17,640	18,150	18,975	19,800	20,350
Existing Other DGSF ²	0					
DGSF Other Projection		0	0	0	0	0
DGSF Total Existing Space	16,511					
DGSF Space Projection³	17,385	17,640	18,150	18,975	19,800	20,350

¹ Includes an average per staff for all work and circulation spaces.

³ Includes DGSF Office Projection + DGSF Other Projection.

- Critical Adjacencies
- Proximity to Courts Complex.

Current Visitors Daily Average 30 Daily Peak 10

Current Parking Employee Vehicle 61 County/State Vehicle 4

- Miscellaneous
- Store active files in attorney offices and inactive files in file room; other inactive files sent to Records/Imaging for scanning.
 - Occasionally clients or witnesses to come to the office on evenings or weekends.

Reno Justice Court

- Location** ▪ 1 S Sierra Street (Second floor and partial 1st floor).
-
- Mission/
Function** ▪ Processes several case types including civil, citations, misdemeanors and felonies in the township of Reno.
 ▪ Serves as the place many individuals start their felony criminal case.

Personnel Data Full-time employees or equivalents per year:

2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
49.0	49.0	47.0	47.0	49.0	50.0	50.0	51.0	51.0	51.0	52.0

% Change (08-18) = 6% % Change / Year = 0.6%

Note: Current total includes 6 Elected Justices of the Peace, 6 Court Supervisors, 1 Court Administrator/Clerk of Court, 4 Technical, 22 Clerks, 3 Secretary/Administrative Assistants, 8 Bailiffs, and 2 Miscellaneous staff, total does not include 3 Interns.

- Workload
Indicator** ▪ County growth and associated increase in court activity and new cases:
 ○ Total Cases – 35,814 in 2018.
 ▪ Increase in Civil and Citation cases with mainly self-represented and pro-se litigants.

**Personnel
Projection** Full-time employees or equivalents per year:

Item	2020	2025	2030	2035	2040
Model 1 Historical Percent Change	52.6	54.2	55.8	57.5	59.3
Model 2 Historical Number Change	52.6	54.1	55.6	57.1	58.6
Model 3 Linear Regression	52.4	54.4	61.1	62.1	63.1
Model 4 Constant Staff/Population	53.8	58.8	64.0	69.7	74.8
Model 5 Department's Recommendation					
Model 6 Workload Indicators (Projected Justices)	60.0	70.0	80.0	80.0	85.0
FTE Staff Projection (Model 4&6)	57.0	65.0	73.0	75.0	80.0
<i>Total Justices of the Peace</i>	<i>6.0</i>	<i>6.0</i>	<i>7.0</i>	<i>7.0</i>	<i>8.0</i>
<i>Court Staff</i>	<i>51.0</i>	<i>59.0</i>	<i>66.0</i>	<i>68.0</i>	<i>72.0</i>

% Change (18-40) = 54%
% Change /Year = 2%

Reno Justice Court (continued)

- Space Deficiencies/ Requirements
- Consolidate operation – public windows on 1st floor and courtrooms on Second floor.
 - Need larger courtrooms – currently 2 courtrooms used for traffic and arraignment with 30 to 60 spectators and 3 courtrooms small with 40 spectators.
 - Need additional hearing room/courtroom, currently 6 Justices and 5 courtrooms.
 - Need litigation space on 1st floor for convenience for pro-se civil litigants
 - Need resource center for self-represented and pro-se litigants and general public.

Space Projection DGSF space per projection period:

Item	Existing	2020	2025	2030	2035	2040
Existing Office DGSF	11,348					
FTE Court Staff Projection	46	51	59	66	68	72
Existing Office DGSF/Staff	247					
Average Office DGSF/Staff ¹	255	240	225	220	220	215
DGSF Office Projection	11,730	12,240	13,275	14,520	14,960	15,480
Existing Judicial Office DGSF	2,176					
Justices of the Peace	6	6	6	7	7	8
Existing Judicial Office DGSF/Judge	363					
Average Judicial Office DGSF	350	350	350	350	350	350
DGSF Judicial Office Projection	2,100	2,100	2,100	2,450	2,450	2,800
Existing Courtroom Set DGSF	8,220					
Large Non-Jury Courtroom Set	2	2	2	2	2	2
Large Non-Jury Courtroom Set DGSF ²	4,530	4,530	4,530	4,530	4,530	4,530
DGSF Courtroom Set Projection	9,060	9,060	9,060	9,060	9,060	9,060
Standard Courtroom Set	2	2	2	2	2	3
Standard Courtroom Set DGSF ²	3,780	3,780	3,780	3,780	3,780	3,780
DGSF Courtroom Set Projection	7,560	7,560	7,560	7,560	7,560	11,340
Small Non-Jury Courtroom Set	2	2	2	3	3	3
Small Non-Jury Courtroom Set DGSF ²	2,600	2,600	2,600	2,600	2,600	2,600
DGSF Courtroom Set Projection	5,200	5,200	5,200	7,800	7,800	7,800
Existing Holding DGSF	1,420					
DGSF Holding Projection	1,500	1,500	1,500	1,500	1,500	1,500
DGSF Total Existing Space	23,164					
DGSF Total Space Projection³	37,150	37,660	38,695	42,890	43,330	47,980

¹ Includes an average per staff for all work and circulation spaces.

² Includes Courtroom Sets.

³ Includes DGSF Office Projection + DGSF Judicial Suite Projection + DGSF Courtroom Sets + DGSF Holding Projection.

Reno Justice Court (continued)

Critical Adjacencies

- Accessible to public.

Current Visitors	Daily Average	Daily Peak
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Current Parking	Employee Vehicle	55	County/State Vehicle
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Miscellaneous

- Operate 7:30am to 5pm, Monday through Friday.
- Store electronic court records off site within County Tech Services; paperless!
- Utilize online tools for traffic cases, planning to expand for other payment options.
- Conduct arraignment/initial appearance court 7 days a week; would consider court in evenings and weekends.
- Have not had a jury trial in 2 years.
- Desire to look at a regional center like Sparks Justice Center.
- Currently couple of IT staff telecommute.

3.4 Summary

This chapter explains the progression from net space to department occupied area to total building size for master space planning purposes. Net space standards for functional components/individual spaces are presented to assist Washoe County with the future programming and assigning of space. The definition of department gross square feet and its application per staff/unit to serve as a factor in preparing space projections is provided. A profile is provided for each department included in the Study. Each profile represents an analytical description of the department and is a culmination of data gathered through surveys and interviews with key staff. Also, included in each profile is the Project Team's recommended future personnel and space needs. Following is a summary of the personnel and space projections and an existing parking space assessment.

Personnel Projections

As described at the beginning of the chapter, various personnel projection models were generated using all or a combination of historic staff, past and projected County population, specific workload indicators, and data gathered through department surveys. The Project Team then compared the model outcomes to the department's historic staff growth and insights revealed in the survey and/or personal interviews (i.e. constrained historical growth, change in management philosophy, future grant funding, planned department and/or staff changes due to impact of technologies or change in workflow, etc.) to develop a personnel projection. Note that a comprehensive staffing analysis was not completed and that the staff projections are for space planning purposes only. A summary of the personnel by category is presented Table 3-8.

Table 3-8
Projected Personnel Summary

Department	Staff							% Chg.	% Chg./Yr.
	Existing	2020	2025	2030	2035	2040			
Second Judicial District Court - General Jurisdiction Division Judges	9.0	9	10	10	11	11	22.2%	1.0%	
Second Judicial District Court - General Jurisdiction Division Staff	24.0	24	26	26	28	28	8.3%	0.4%	
Second Judicial District Court - Family Division Judges	6.0	7	8	9	10	11	83.3%	3.8%	
2nd Judicial District Court - Family Division Staff	17.0	17	19	22	24	27	29.4%	1.3%	
Second Judicial District Court - Court Administration	4.0	4	5	6	6	7	50.0%	2.3%	
Second Judicial District Court - Case Compliance Specialists	3.0	4	4	5	5	5	66.7%	3.0%	
Second Judicial District Court - Court Clerks	39.0	41	45	47	50	53	35.9%	1.6%	
Second Judicial District Court - Evidence	1.0	1	1	1	2	2	100.0%	4.5%	
Second Judicial District Court - Family Services	5.0	5	6	6	7	8	60.0%	2.7%	
Second Judicial District Court - Filing Office/POHC	27.0	27	28	29	30	31	14.8%	0.7%	
Second Judicial District Court - Fiscal Services	3.0	4	4	4	4	4	33.3%	1.5%	
Second Judicial District Court - Human Resources	2.0	3	4	4	4	5	150.0%	6.8%	
Second Judicial District Court - Information Technology	7.0	8	9	10	11	12	71.4%	3.2%	
Second Judicial District Court - Interpreter Services	2.0	2	2	3	3	3	50.0%	2.3%	
Second Judicial District Court - Jury Services	1.5	2	2	2	2	2	33%	1.5%	
Second Judicial District Court - Law Library	4.5	5	5	6	7	7	56%	2.5%	
Second Judicial District Court - Self Help Center	2.5	5	5	6	6	7	180%	8.2%	
Second Judicial District Court - Pretrial Services	8.0	9	10	11	13	14	75%	3.4%	
Second Judicial District Court - Sheriff's Office	23.0	26	29	31	34	36	57%	2.6%	
Second Judicial District Court - Specialty Courts	12.0	13	14	16	17	18	50%	2.3%	
Alternate Public Defender	17.0	18	20	21	23	24	41%	1.9%	
District Attorney	179.0	186	206	220	236	247	38%	1.7%	
Human Services Agency	349.0	353	368	386	401	420	20%	0.9%	
Public Defender	61.0	63	66	69	72	74	21%	1.0%	
Reno Justice Court Justices of the Peace	6.0	6	6	7	7	8	33%	1.5%	
Reno Justice Court Staff	46.0	51	59	66	68	72	43%	2.0%	
Total	858.5	893	961	1,023	1,081	1,136	32.3%	1.5%	

Source: CGL; February 2019 and updated April 2019.

Personnel needs are projected to increase 32% over the next 22 years from 858.5 to 1,136 by 2040, an average growth rate of 1.5%.

Space Projections

Space projections were calculated for each department/office in five year increments through 2040 by: (1) multiplying the recommended personnel projection by the recommended average department gross square feet (DGSF) per staff person to arrive at an Office DGSF; (2) assessing any other DGSF needs and determining an appropriate plug number for future years; and (3) then adding the Office DGSF and other DGSF to arrive at a total space needs projection. Note the space projections are expressed as DGSF and grossing factors must be added to determine total building size or BGSF. A summary of the space needs by division in five year intervals through 2040 is provided Table 3-9.

**Table 3-9
Projected Space Summary**

Department	Space (DGSF)							% Chg.	% Chg./Yr.
	Existing	2018	2020	2025	2030	2035	2040		
Second Judicial District Court - General Jurisdiction Division	24,965	46,580	49,850	55,970	55,970	60,670	60,670	143.0%	6.5%
Second Judicial District Court - Family Division	12,816	29,780	33,060	37,480	43,740	47,360	53,620	318.4%	14.5%
Second Judicial District Court - Court Administration	3,050	3,040	2,520	2,775	3,000	3,000	3,500	-1.6%	-0.1%
Second Judicial District Court - Case Compliance Specialists	200	600	760	760	925	925	925	362.5%	16.5%
Second Judicial District Court - Court Clerks	3,169	4,875	5,125	5,400	5,640	5,750	6,095	92.3%	4.2%
Second Judicial District Court - Evidence	3,646	2,645	2,645	2,645	2,645	2,780	2,780	-23.8%	-1.1%
Second Judicial District Court - Family Services	3,600	5,550	5,550	5,700	5,700	5,880	6,040	67.8%	3.1%
Second Judicial District Court - Filing Office/POHC	9,788	5,955	5,955	6,120	6,140	6,300	6,460	-34.0%	-1.5%
Second Judicial District Court - Fiscal Services	400	1,135	1,300	1,300	1,300	1,300	1,300	225.0%	10.2%
Second Judicial District Court - Human Resources	180	810	975	1,140	1,140	1,140	1,300	622.2%	28.3%
Second Judicial District Court - Information Technology	3,158	4,190	4,320	4,435	4,600	4,680	4,840	53.3%	2.4%
Second Judicial District Court - Interpreter Services	150	320	320	320	540	540	540	260.0%	11.8%
Second Judicial District Court - Jury Services	3,150	7,133	7,260	7,260	7,260	7,260	7,260	130.5%	5.9%
Second Judicial District Court - Law Library	12,787	6,768	6,830	6,830	6,970	7,070	7,070	-44.7%	-2.0%
Second Judicial District Court - Self Help Center	1,020	3,075	3,500	3,500	3,610	3,610	3,740	266.7%	12.1%
Second Judicial District Court - Pretrial Services	4,734	2,720	2,880	3,000	3,135	3,380	3,570	-24.6%	-1.1%
Second Judicial District Court - Sheriff's Office	17,888	17,575	17,600	17,620	17,980	17,840	17,980	0.5%	0.0%
Second Judicial District Court - Specialty Courts	4,985	9,340	9,490	9,610	10,240	10,300	10,510	110.8%	5.0%
Alternate Public Defender	5,904	6,035	6,210	6,500	6,720	7,015	7,200	22.0%	1.0%
District Attorney	77,458	57,280	58,590	63,860	67,100	70,800	74,100	-4.3%	-0.2%
Human Services Agency	58,077	61,075	61,775	64,400	67,550	68,170	71,400	22.9%	1.0%
Public Defender	16,511	17,385	17,640	18,150	18,975	19,800	20,350	23.3%	1.1%
Reno Justice Court	23,164	37,150	37,660	38,695	42,890	43,330	47,980	107.1%	4.9%
Total	290,800	331,015	341,815	363,470	383,770	398,900	419,230	44.2%	2.0%

Source: CGL; February 2019 and updated April 2019.

The space needs for the departments included in the study are projected to increase 44% over the next 22 years from nearly 290,800 DGSF to 419,230 DGSF. The Second Judicial District Court functions are projected to increase from an existing 109,686 DGSF to 198,200 DGSF over the period.

Actual SF = 419,230 DGSF X 1.4 grossing factor = 586,922 SF

198,200 DGSF X 1.4 grossing factor = 277,480 SF

Existing Parking Assessment

Existing parking needs were summarized based on data provided from department surveys and compiled in the department profiles. To account for all the functions currently at the study locations, data for Reno Municipal Court was included. To assess existing parking needs, the following formula was applied: existing staff totals at 95%; peak visitors at 60%; and fleet vehicles at 100%. A summary of the existing space assessment is provided in Table 3-10.

**Table 3-10
Existing Parking Needs**

Department	Staff	Peak Visitors	Fleet Vehicle	Total Parking*
Second Judicial District Court - General Jurisdiction Division Judges	9.0	765		467.6
Second Judicial District Court - General Jurisdiction Division Staff	24.0			22.8
Second Judicial District Court - Family Division Judges	6.0	168		106.5
2nd Judicial District Court - Family Division Staff	17.0			16.2
Second Judicial District Court - Court Administration	4.0	15		12.8
Second Judicial District Court - Case Compliance Specialists	3.0			2.9
Second Judicial District Court - Court Clerks	39.0			37.1
Second Judicial District Court - Evidence	1.0	3		2.8
Second Judicial District Court - Family Services	5.0	10		10.8
Second Judicial District Court - Filing Office/POHC	27.0	15		34.7
Second Judicial District Court - Fiscal Services	3.0			2.9
Second Judicial District Court - Human Resources	2.0	5		4.9
Second Judicial District Court - Information Technology	7.0	13		14.5
Second Judicial District Court - Interpreter Services	2.0			1.9
Second Judicial District Court - Jury Services	1.5	150		91.4
Second Judicial District Court - Law Library	4.5	30		22.3
Second Judicial District Court - Self Help Center	2.5	20		14.4
Second Judicial District Court - Pretrial Services	8.0	12		14.8
Second Judicial District Court - Sheriff's Office	23.0			21.9
Second Judicial District Court - Specialty Courts	12.0	15		20.4
Alternate Public Defender	17.0	5	1	20.2
District Attorney	179.0	20	11	193.1
Human Services Agency	349.0	50	65	426.6
Public Defender	61.0	10	4	68.0
Reno Justice Court Justices of the Peace	6.0			5.7
Reno Justice Court Staff	46.0			43.7
Reno Municipal Court	50.0	150	3	140.5
Total	908.5	1,456	84	1,821

Source: CGL; April 2019 and updated May 2019.

* Total Parking calculated by taking 95% of staff, 60% of peak visitors, and 100% fleet vehicles.

WASHOE COUNTY DOWNTOWN
MASTER PLAN UPDATE

CHAPTER 4:
ANALYSIS AND RESULTS



4.1 Introduction

This master plan is a dynamic long-term planning document to be used as a means to increase efficiency within the Washoe County system, address future growth needs and to provide guidance for future improvements into 2040 as follows:

- Identify current growth trends within the Washoe County Court system
- Identify current physical plant capacity
- Identify future physical plant capacity
- Improved current operations and delivery of public services
- Adoption of space and industry standards
- Identify deficient areas for court security and provide guidance for improved court security
- Improve work environment and access to services
- Identify facility conditions throughout the complex
- Identify those assets that have exceeded their life expectancy
- Identify several American with Disabilities Act (ADA) accessibility deficiencies

Identification and Statement of the Problem

Population Growth - Used 4 Population Growth Projection Models:

- Washoe County Consensus Forecast
- Washoe County Global Insight and Wood and Poole
- Truckee Meadows Water Authority
- 2008 Demographers Population Projection for Washoe County

Population Estimates

- Population 2017 – 495,335
- Population 2018 – 504,483 – Based on AW/CGL population projections
- Population increase = 9,148 Or Growth rate 2018 – 1.8%
- Population 2040 Estimated – 725,000 – Extrapolated from other population growth models
- Estimated growth factor – Used a conservative 1.24% per year

Court Case Filings

- Historic total average annual increase 1.3% last 17 years
- Criminal cases up 32%
- Civil cases down 9.4%
- Family cases up 36.4%
- Juvenile (excluding traffic) cases up 11.4%

Physical Plant Capacity

- Current Washoe County Downtown Reno Justice Complex – 290,800 SF
- Project 2040 complex size – 419,230 SF

- Overall growth and need – 128,420 SF
- Overall growth percentage – 44%

Staffing

- Current Staffing – 859
- Projected 2040 – 1,134
- Growth - 275 staff positions or 33% growth

Parking

- Current parking – 687 – Between two parking areas
- Current Reno Standard – 1 space for each 385 SF = $290,800 / 385 = 755$ spaces = $755 - 687 = 68$ spaces short of current Reno Standards
- Project 2040 parking need – 1,800 spaces
- Projected additional parking needs – 1,134 spaces

Facility Condition

Based on on-going deferred and routine maintenance costs, some buildings have far out lived their usefulness and should be considered for demolition to pave the way for a new state of the art facilities. Although some of the buildings are near or past end of life, the planning team has developed concepts that could re-purpose some of the facilities to extend their use. Some facilities can remain in service and provide the County with many more years of useful service. The total combined deferred maintenance and continuing maintenance costs for one facility is more than double of all of the remaining buildings in the Washoe County system.

Court Security

The Washoe County court teams have been occupying and utilizing court facilities that are not safe based on modern day court design. Some serious security challenges are based on current best practice court design and safety. There are no required zones of separation such as separate movement zones for public, inmate/litigants, staff and judges. There are no secure sallyports or safe movement zones for judges to safely move from the parking areas, chambers, and then from the chambers into the court rooms.

The following information presents the developed options by the Planning Team to address future growth and needs as identified in Chapter 3.

Because it takes Washoe County up to 5 years to plan, design and construct new facilities, this master plan analyzed several options and concepts for which some interim steps are necessary to address growth prior to the construction of new large scale facilities. Several of the interim steps are presented as temporary measures and not long term solutions. Depending on the option reviewed, some of the interim steps will remain in place through the year 2040, which will enable the size of the future large scale development identified for each option to be reduced while other interim steps will be abandoned or demolished before the year 2040.

For each option, work such as planning, design and construction begins two to three years before the project comes is occupied for its intended use. Ex. – The design, bidding and construction work for Interim Step 2 – Renovation for two court rooms occurs prior to 2025.

Additionally, costs for escalation factors occur two to three years prior to the occupancy of a project.

For each option the planning team reviewed the following components:

- Square footage of the option
- Description of the option
- Locations of the structures involved with the option
- Cost of each option as a project cost range
- How long the interim systems or steps remain in place, and how much time does the option provide the County to address growth before a new facility is constructed

4.2 KEY SITE PLAN – Structures and Location

1. 1 S. Sierra Street – North Tower – Vertical expansion - Addition of 2 floors
2. 1 S. Sierra Street – South Tower - Addition of 2 Court Rooms
- 3R. 75 Court Street – Interior Remodel – Renovation of existing old Jail – floors 2 and 3
- 3D. 75 Court Street - Demolish existing old jail
- 4R. 75 Court Street – Interior remodel - Renovation of existing Judges Chambers
- 4D. 75 Court Street – Demolish existing judge’s chambers and court functions
5. Court Street parking area - New ground up construction – Construct new Washoe County Courthouse with Second Judicial District Court general jurisdiction and family jurisdiction divisions and all required court support functions – varies by size based on Option selected
6. Court Street Parking Area - New ground up construction – New Office Building for Alternate Public Defender, Public Defender and Human Services
7. Pioneer Parking Area - New ground up construction – New parking structure
8. Green space – Court plaza
9. Closure of Court Street to vehicular traffic – Creation of a unified campus with additional green space

See Figure 4-1 below – Downtown Reno Civic Center Site Development Key Plan



Figure 4-1
Downtown Reno Civic Center Site Development Key Plan

4.3 Development Concept Option 1

Combination of interim steps and large scale development - Renovation, tenant Improvements and new construction

Includes the following building components per key plan item references:

1. – 1 S. Sierra Street - Addition of 2 new floors at the North Tower
2. – 1 S. Sierra Street - 2 new court rooms on the 3rd floor of the South Tower
- 3R. - 75 Court Street - Renovation of the 2nd and 3rd floors of the existing jail
5. - Court Street Parking Area – New court house
6. – Court Street Parking Area – New office building – Note: When the HS, PD and ADP vacate their current location, Washoe County will either need to find new tenants at 350 Center Street to lease the space or sell the space to private development
- 7A. – Interim phase - 900 stall - Pioneer Parking Area - New parking structure
- 7B. – Large expansion phase - 900 stall – Pioneer Parking Area – New parking structure
- 8 – Green space – Court plaza
9. - Closure of Court Street to vehicular traffic – Creation of a unified campus with additional green space

This option includes both expansion of existing buildings, interior renovations/tenant improvement of existing buildings and construction of new facilities.

Project Development

2025 - 2030 Projects 5 to 10 years:

- A. Add 2 new floors at the North Tower, relocate Family Division – 2040 projection of 53,620 DGSF plus 2,000+/- DGSF Court Clerks and 1,000+/- Filing Office
- B. Expand Reno Justice Court to expand in old Family Division space
- C. Renovate 2nd and 3rd floor of Jail for 2 additional courtrooms for General Division – approximately 7,000 DGSF per floor
- D. Construct new parking structure of 900 spaces

2030 – 2040 Projects 5 to 10 years

- E. Construct new Washoe County Courthouse with Second Judicial District Court general jurisdiction and family jurisdiction divisions, Pre-Arrestment Sheriff Office Holding – About 200 beds - of 148,780 X 1.4 = 208,292 SF
- F. Construct New Office Building for HS, PD, APD of 173,050 DGSF X 1.3 = 224,965 SF. When the HS, PD and ADP vacate their current location, Washoe County will either need to find new tenants to lease the space or sell the space to a private investor.
- G. Construct additional new parking structure of 900 spaces
- H. Close Court Street creating a unified campus with the historic court house site

Duration of Time: Renovation projects will extend use of current facilities for 5 to 10 years to 2030. After 2030 new court facilities will be developed to meet projected needs into 2040.

Project Cost Range – Option 1 – DCO-01:

- Interim steps costing - \$82,290,550
- Large scale development costing - \$330,587,874
- Total all project costing - **\$412,878,424**
- Total escalation costs - \$51.3 MIL

Pluses and Minuses – Option 1:

Pluses

- Will address the future growth of the County court system for up to 10 years
- This options contains some improvements for court security but does not address all security issues
- Some interim steps will remain in place allowing some cost savings for a reduced new court house size
- Greenspace and plazas create a unified downtown campus

Minuses

- Highest initial cost and large scale development costs of all options due to maximum escalation costs for interim steps of all options
- Interim steps proposed in this option would remain in place longer than other options allowing for a reduced size of new court house, however, the inefficiencies created by the interim steps also remain in place longer
- Slowest speed to market for interim steps
- Does not resolve all existing security issues
- Spreads various court functions into multiple buildings making user/general public interface more difficult
- Does not provide the County with a new court house until year 2030 or beyond
- Does not address many of the modern day court functionality lacking in the current Court Complex
- Highest level of inconvenience for all interim steps - The vertical expansion for the North Tower will cause significant disruptions to existing operations – **See also Section 2.6 – Vertical Expansion North Tower** for separate detailed review and recommendations for the North Tower Vertical expansion
- Due to almost on-going and various projects spread out over time, it will appear the Washoe County court system is constantly under construction
- Highest of all escalation costs - The cost for developing the new main court house into the year 2030 or beyond will cost more due to extending rising construction escalation costs

See graphic Figure 4-2 below for Development Concept Option 1:



Figure 4-2
Downtown Reno – Development Concept Option 1

4.4 Development Concept Option 2

Combination of interim steps and large scale development - Renovation and Tenant Improvements, Some New Structures

Includes the following building components per key plan item references:

2. – 1 S. Sierra Street - 2 new court rooms on the 3rd floor of the South Tower
- 3R. - 75 Court Street - Renovation of the 2nd and 3rd floors of the existing jail
- 4R. – 75 Court Street – Interior remodel - Renovation of existing Judges Chambers and staff offices
5. – Court Street Parking Area - New court house
6. – Court Street Parking Area – New office building – Note: When the HS, PD and ADP vacate their current location, Washoe County will either need to find new tenants at 350 Center Street to lease the space or sell the space to private development
- 7A. – Interim phase - 900 stall - Pioneer Parking Area - New parking structure
- 7B. – Large expansion phase - 900 stall – Pioneer Parking Area – New parking structure
8. – Green space – Court plaza
9. - Closure of Court Street to vehicular traffic – Creation of a unified campus with additional green space

This option includes expansion of existing buildings, interior renovations/tenant improvement of existing buildings and phased construction of new facilities.

Project Development

2025 - 2030 Projects 5 to 10 years:

- A. Furnish 2 courtrooms in 1 S. Sierra 3rd floor South Tower – for Family Division
- B. Renovate 2nd and 3rd floor of Jail for 4 additional courtrooms for General Division - approximately 7,000 DGSF per floor
- C. 75 Court Street - Renovation of the 2nd and 3rd floors of the existing jail
- D. 75 Court Street – Interior remodel - Renovation of existing Judges Chambers and staff offices to interconnect with the new courts at the 2nd and 3rd floors of the old jail
- E. Construct new parking structure of 900 spaces

2030 – 2040 Projects 5 to 10 years

- F. Construct new Washoe County Courthouse with Second Judicial District Court general jurisdiction and family jurisdiction divisions, Pre-Arrestment Sheriff Office Holding – About 200 beds - of 148,780 X 1.4 = 208,292 SF
- G. Construct New Office Building for HS, PD, APD of 173,050 DGSF X 1.3 = 224,965 SF. When the HS, PD and ADP vacate their current location, Washoe County will either need to find new tenants to lease the space or sell the space to a private investor.
- H. Construct additional new parking structure of 900 spaces
- I. Close Court Street creating a unified campus with the historic court house

Duration of Time: Renovation projects will extend use of current facilities for 5 to 10 years to 2030. After 2030 new court facilities will be developed to meet projected needs into 2040.

Project Cost Range – Option 2 – DCO-02:

- Interim steps costing - \$51,927,100
- Large scale development costing - \$330,587,874
- Total all project costing - **\$382,514,974**
- Total escalation costs - \$48.3 MIL

Pluses and Minuses – Option 2:

Pluses

- Second fastest speed to market option for the interim steps
- Will address the future growth of the County court system for up to 10 years
- Some interim steps will remain in place allowing some cost savings for a reduced new future court house size
- Lowest large scale development, but yields the smallest new court house
- This option does contain some renovation work that improves current court security
- Greenspace and plazas creates a unified downtown campus

Minuses

- Second highest initial cost for interim steps for expansion as compared to all other Options
- Interim steps proposed in this option would remain in place longer than other options allowing for a reduced size of new court house, however, the inefficiencies created by the interim steps also remain in place longer
- Second highest large scale development costs, but develops the smallest of the new court options
- Does not resolve all existing security issues
- Spreads various court functions into multiple buildings making user/general public interface more difficult
- Does not provide the County with a new court house until year 2030 or beyond
- Does not address many of the modern day court functionality lacking in the current Court Complex
- High level of inconvenience - Due to an almost continuous and on-going series of construction projects spread out over time, it will appear the Washoe County court system is constantly under construction
- 2nd highest of all escalation costs - The cost for developing the new main court house into the year 2030 or beyond will cost more due to extending rising construction escalation costs

See graphic Figure 4-3 for Development Concept Option 2 below:



Figure 4-3
Downtown Reno – Development Concept Option 2

4.5 Development Concept Option 3

Combination of interim steps and large scale development - Tenant Improvements, demolition and new construction

Includes the following building components per key plan item references:

- 3R. - 75 Court Street – Interior Remodel – Renovation of existing old Jail – floors 2 and 3
- 4R. - 75 Court Street – Interior remodel - Renovation of existing Judges Chambers
- 5. – Court Street Parking Area - New court house
- 6. – Court Street Parking Area – New office structure
- 7A. – Interim phase - 900 stall - Pioneer Parking Area - New parking structure
- 7B. – Large expansion phase - 900 stall – Pioneer Parking Area – New parking structure
- 8. – Pioneer Parking Area – New greenspace
- 9. – Court Street – Close Court Street to vehicular traffic

This option includes interior renovations/tenant improvement of existing buildings and construction of new facilities.

Project Development

2025 – 2030 Projects 5 to 10 years

- A. Renovate 2nd and 3rd floor of Jail for 4 additional courtrooms for general jurisdiction division - approximately 7,000 DGSF per floor
- B. Renovate existing judicial chambers and staff offices to interconnect with the new courts on the 2nd and 3rd floors of the old jail
- C. Construct New Parking structure of 900 spaces

2030 – 2040 Projects 5 to 10 years

- D. Construct new Washoe County Courthouse with Second Judicial District Court general jurisdiction and family jurisdiction divisions, Pre-Arrestment Sheriff Office Holding – About 200 beds - of 148,780 X 1.4 = 208,292 SF
- E. Construct New Office Building for HS, PD, APD of 173,050 DGSF X 1.3 = 224,965 SF. When the HS, PD and ADP vacate their current location, Washoe County will either need to find new tenants to lease the space or sell the space to a private investor.
- F. Construct New Parking of 900 spaces

Duration of Time: Renovation and interim projects will extend use of current facilities for 5 to 10 years to 2030. After 2030 new court facilities will be developed to meet projected needs into 2040.

Project Cost Range – Option 3 – DCO-03:

- Interim steps costing - \$44,452,100
- Large scale development costing - \$330,587,874
- Total project costing - **\$375,039,974**

- Total escalation costs - \$47.5 MIL

Pluses and Minuses – Option 3:

Pluses

- Lowest combined interim steps and large scale development costs
- Second fastest speed to market option for interim development
- Second lowest interim steps costs
- Will address the future growth of the County court system for up to 10 years with minimal initial cost prior to development of new structures
- Improved court security
- Lowest large scale development costs, but yields the smallest new court house
- Construction projects will cause the least amount of disruptions to current court operations
- Some interim steps will remain in place allowing some cost savings for a reduced new future court house size

Minuses

- Although the interim steps proposed in this option would remain in place longer allowing for a reduced size of new court house, the inefficiencies created by the interim steps also remain in place longer
- Does not resolve all existing security issues
- Allows some current court functions to remain into multiple buildings making user/general public interface more difficult
- Does not provide the County with a new court house until year 2030 or beyond
- Does not address many of the modern day court functionality lacking in the current Court Complex
- Spreads various court functions into multiple buildings making user/general public interface more difficult
- High level of inconvenience - Due to an almost continuous and on-going series of construction projects spread out over time, it will appear the Washoe County court system is constantly under construction
- 3rd highest escalation costs - The cost for developing the main large new court house into the year 2030 or beyond will cost more due to extending rising construction escalation costs

See graphic Figure 4-4 below for Development Concept Option 3:



Figure 4-4
Downtown Reno – Development Concept Option 3

4.6 Development Concept Option 4

Combination of interim steps and large scale development - Tenant Improvements and new ground up development

Includes the following building components per key plan item references:

2. – 1 S. Sierra Street - 2 new court rooms on the 3rd floor of the South Tower
- 3D. - 75 Court Street - Demolish existing old jail
- 4D. - 75 Court Street – Demolish existing judge’s chambers and court functions
5. – Court Street parking area - New ground up construction – New court house and all required court support functions
6. – Court Street Parking Area - New ground up construction – New Office Building for Alternate Public Defender, Public Defender and Human Services
7. – 1,800 stalls - Pioneer Parking Area - New ground up construction – New parking structure
8. - Green space – Court plaza
9. - Closure of Court Street to vehicular traffic – Creation of a unified campus with additional green space

This option includes interior renovations/tenant improvement of existing buildings, demolition of existing structures and construction of new facilities.

Project Development

2025 – Projects 5 years

- A. Furnish 2 courtrooms in 1 S. Sierra 3rd floor South Tower – for Family Division

2025 – 2030 - Projects 5 years

- B. Construct new Washoe County Courthouse with Second Judicial District Court general jurisdiction and family jurisdiction divisions, Pre-Arrestment Sheriff Office Holding – About 200 beds of 198,200 DGSF X 1.4 = 277,480 SF
- C. Construct new office building for HS, PD, APD of 173,050 DGSF X 1.3 = 224,965 SF - Note: When the HS, PD and ADP vacate their current location, Washoe County will either need to find new tenants at 350 Center Street to lease the space or sell the space to private development
- D. Construct new parking structure of 1,800 spaces
- E. Demolition of the add on structures of the existing historic court will allow the remaining structures to return the court house back to its historic form and can be used for supplemental court services and a partial museum
- F. Close Court Street creating a unified campus with the historic court house with open green space and court plazas

Duration of Time: Renovation projects will extend use of current facilities for 5 years to 2025. After 2025 new court facilities will be developed to meet projected needs into 2040.

Project Cost Range – Option 4 – DCO-04:

- Interim steps costing - \$1,430,000
- Large scale development costs - \$408,034,851
- Total project costs - **\$409,464,851**
- Total Escalation costs - \$41.6 MIL

Pluses and Minuses – Option 4:

Pluses

- Lowest initial cost for interim steps as a leased court room option
- Fastest speed to market and delivery of all options for both interim development and long term court facility solutions
- Will address the future growth of the County court system for up to 5 years with minimal initial cost prior to development of new structures
- All new construction, no interim projects except the temporary 2 new court rooms in the South Tower
- Improved court security initially, but the full court development offers the ultimate improvement for court security
- Minimal construction inconvenience - Construction projects will cause the least amount of disruptions to current court operations for both interim and large scale development options
- Minimal interim steps reducing potential for long term inefficiencies with all other options
- Provides the County with a new court house in year 2025 or so, earlier than all other options
- Lowest construction escalation costs due to earlier delivery of the new court facilities than all other options
- New court house will comply with modern day court house decorum and security
- The centralized court location eliminates the spread of various court functions into multiple buildings allowing for the optimal user/general public interface
- Maximizes the area of open greenspace
- New state of the art facilities provide the County with buildings with a high life expectancy
- This option eliminates all inefficiencies from all other options

Minuses

- Although this option has the highest cost for the large scale development, this option delivers the largest new state of the art court house maximizing level of care and service
- New larger court size will require reshuffling of services to fill vacated space

See graphic Figure 5 below for Development Concept Option 4:



Figure 4-5
Downtown Reno – Development Option 4

4.7 Results Summary

Options to Address Growth

- Option 1 – Most work and slowest delivery for interim steps option, results in smallest large development and future court house
Recommendation: We do not recommend this option for further consideration.
- Option 2 – Reduced scope for interim steps, 2nd smallest large development and future court house
Recommendation: We do not recommend this option for further consideration.
- Option 3 – Moderate work for interim steps, 2nd smallest large development and future court house
Recommendation: We recommend this option to be considered as a Lower Priority.
- Option 4 – Least work and fastest delivery of interim steps, results in largest development and earliest delivery for future court house
Recommendation: We recommend this option to be considered as the Highest Priority for consideration.

WASHOE COUNTY DOWNTOWN
MASTER PLAN UPDATE

CHAPTER 5:
COST ESTIMATING



WASHOE COUNTY DOWNTOWN RENO CIVIC CENTER MASTER PLAN

**ROUGH ORDER-OF-MAGNITUDE (ROM) PROJECT COST ESTIMATE
DEVELOPMENT CONCEPT OPTION #1**

JULY 12, 2019

Washoe County Downtown Reno Civic Center Master Plan

Rough Order-of-Magnitude (ROM) Project Cost Estimate

Project Details

Description

Basis of Estimate

This estimate has been prepared at the request of Arrington Watkins Architects and is to provide an estimate of probable construction and overall project costs for the various development concept option scopes of work included within the Washoe County Downtown Reno Civic Center Master Plan.

The estimate is based upon information included within the Master Plan prepared by Arrington Watkins Architects through early July 2019. Where information was insufficient, assumptions and allowances were made based wherever possible on discussions with the Architect and/or Engineers.

It is assumed that the construction elements within the Master Plan project will be competitively bid by at least four (4) to six (6) general contractors and that the awarded General Contractors and all Subcontractors will be required to pay market wage rates. **The estimate is for the sole use of providing high-level rough order-of-magnitude project budgets based on the available Master Plan information.** The estimate is not to be used for comparison with actual bids received at any time. Updated estimates based on final bidding documents will need to be provided for comparison with bids.

Unit pricing is based on July 2019 costs. Allowances for construction cost escalation have been included as follows:

- For 2020 to 2025 projects, 10%
- For 2025 to 2030 projects, 15%
- For 2030 to 2040 projects, 20%

Allowances for project-related soft costs have also been included (percentages applied to estimated total construction costs) as follows:

- For demolition scopes of work, 10%
- For parking structure scopes of work, 20%
- For renovation, new building and site development scopes of work, 30%

Items Specifically Included

- Cost premium for construction within an occupied building

Items Specifically Excluded

- Costs associated with sub-phasing the construction work
- Costs associated with out-of-hours working (unless specifically noted otherwise)
- Photovoltaics and other renewable energy resources
- Work outside the site boundaries unless noted otherwise
- Preconstruction service fees
- Land acquisition and related legal costs
- Items specifically marked as "Excl."
- Escalation beyond the stated timeframes
- P3 projects

Washoe County Downtown Reno Civic Center Master Plan

Rough Order-of-Magnitude (ROM) Project Cost Estimate

Estimate Summary, Development Concept Option #1 (Gross Project Costs)

Location	Total Cost
DCO1 DEVELOPMENT CONCEPT OPTION #1	
DCO1PH1 2025-2030 PROJECTS (5-10 YEAR PROJECTS)	
DCO1A Item A - Construct Two (2) New Floors at Existing North Tower	42,323,450
DCO1D Item D - Renovate Two (2) Floors of Existing Jail	5,232,500
DCO1E1 Item E1 - Mitigate Site (Existing Court Street Parking Area)	8,652,600
DCO1E2 Item E2 - Construct New Parking Structure (900-Spaces)	26,082,000
<i>DCO1PH1 - 2025-2030 PROJECTS (5-10 YEAR PROJECTS)</i>	<u>\$82,290,550</u>
DCO1PH2 2030-2040 PROJECTS (5-10 YEAR PROJECTS)	
DCO1F Item F - Construct New Washoe County Courthouse	147,390,984
DCO1G Item G - Construct New Office Building	127,510,890
DCO1H Item H - Construct Additional New Parking Structure (900-Spaces)	27,216,000
DCO1I Item I - Close Court Street, Create Unified Campus	1,950,000
DCO1CHF Court Holding Facility	26,520,000
<i>DCO1PH2 - 2030-2040 PROJECTS (5-10 YEAR PROJECTS)</i>	<u>\$330,587,874</u>
DCO1 - DEVELOPMENT CONCEPT OPTION #1	<u>\$412,878,424</u>

Washoe County Downtown Reno Civic Center Master Plan

Rough Order-of-Magnitude (ROM) Project Cost Estimate

Estimate Summary, Development Concept Option #1

GFA: Gross Floor Area

Location		GFA SF	Cost/SF	Total Cost
DCO1 DEVELOPMENT CONCEPT OPTION #1				
DCO1PH1	2025-2030 PROJECTS (5-10 YEAR PROJECTS)			
DCO1A	Item A - Construct Two (2) New Floors at Existing North Tower	56,620	500.00	28,310,000
DCO1D	Item D - Renovate Two (2) Floors of Existing Jail	14,000	250.00	3,500,000
DCO1E1	Item E1 - Mitigate Site (Existing Court Street Parking Area)	114,000	60.00	6,840,000
DCO1E2	Item E2 - Construct New Parking Structure (900-Spaces)	315,000	60.00	18,900,000
	<i>DCO1PH1 - 2025-2030 PROJECTS (5-10 YEAR PROJECTS)</i>	<i>499,620</i>	<i>\$115.19</i>	<i>\$57,550,000</i>
DCO1PH2	2030-2040 PROJECTS (5-10 YEAR PROJECTS)			
DCO1F	Item F - Construct New Washoe County Courthouse	208,292	453.60	94,481,400
DCO1G	Item G - Construct New Office Building	224,965	363.34	81,737,750
DCO1H	Item H - Construct Additional New Parking Structure (900-Spaces)	315,000	60.00	18,900,000
DCO1I	Item I - Close Court Street, Create Unified Campus	10,000	125.00	1,250,000
DCO1CHF	Court Holding Facility	40,000	425.00	17,000,000
	<i>DCO1PH2 - 2030-2040 PROJECTS (5-10 YEAR PROJECTS)</i>	<i>798,257</i>	<i>\$267.29</i>	<i>\$213,369,150</i>
	DCO1 - DEVELOPMENT CONCEPT OPTION #1	1,297,877	\$208.74	\$270,919,150
	ESTIMATED NET COST	1,297,877	\$208.74	\$270,919,150
MARGINS & ADJUSTMENTS				
	General Conditions & General Requirements (Included in Rates)			Incl.
	Bonds & Insurances (Included in Rates)			Incl.
	General Contractor's Overhead & Profit (Included in Rates)			Incl.
	Applicable State Sales & Use Tax (Included in Rates)			Incl.
	ESTIMATE OF PROBABLE CONSTRUCTION COSTS	1,297,877	\$208.74	\$270,919,150
	Cost Escalation (Various Allowances, refer to Project Details)	18.9 %		\$51,306,330
	ESTIMATE OF PROBABLE CONSTRUCTION COSTS	1,297,877	\$248.27	\$322,225,480
	Project Related Soft Costs including Design Professional Fees, FF&E, Permit Fees, Testing & Inspections etc. (Allowance)	28.1 %		\$90,652,944
	ESTIMATED TOTAL COST	1,297,877	\$318.12	\$412,878,424

Washoe County Downtown Reno Civic Center Master Plan

Rough Order-of-Magnitude (ROM) Project Cost Estimate

Estimate Detail, Development Concept Option #1

DCO1 DEVELOPMENT CONCEPT OPTION #1

DCO1PH1 2025-2030 PROJECTS (5-10 YEAR PROJECTS)

DCO1A Item A - Construct Two (2) New Floors at Existing North Tower

Description	Unit	Qty	Rate	Total
F1020 Integrated Construction				
40 Add two (2) new floors at the North Tower, relocate Family Division (key plan item #1)	SF	56,620	500.00	28,310,000
			<i>Integrated Construction</i>	\$28,310,000
			ITEM A - CONSTRUCT TWO (2) NEW FLOORS AT EXISTING NORTH TOWER	\$28,310,000

Washoe County Downtown Reno Civic Center Master Plan

Rough Order-of-Magnitude (ROM) Project Cost Estimate

Estimate Detail, Development Concept Option #1

DCO1 DEVELOPMENT CONCEPT OPTION #1

DCO1PH1 2025-2030 PROJECTS (5-10 YEAR PROJECTS)

DCO1D Item D - Renovate Two (2) Floors of Existing Jail

Description	Unit	Qty	Rate	Total
F1020 Integrated Construction				
43 Renovate 2nd and 3rd floor of Jail for two (2) additional courtrooms for General Division (key plan item #3R)	SF	14,000	250.00	3,500,000
<i>Integrated Construction</i>				\$3,500,000
ITEM D - RENOVATE TWO (2) FLOORS OF EXISTING JAIL				\$3,500,000

Washoe County Downtown Reno Civic Center Master Plan

Rough Order-of-Magnitude (ROM) Project Cost Estimate

Estimate Detail, Development Concept Option #1

DCO1 DEVELOPMENT CONCEPT OPTION #1

DCO1PH1 2025-2030 PROJECTS (5-10 YEAR PROJECTS)

DCO1E1 Item E1 - Mitigate Site (Existing Court Street Parking Area)

Description	Unit	Qty	Rate	Total
G2040 Site Development				
51 Existing Court Street parking area: remove and remediate (allowance, assumed required when constructing new parking structure)	SF	114,000	60.00	6,840,000
<i>Site Development</i>				\$6,840,000
ITEM E1 - MITIGATE SITE (EXISTING COURT STREET PARKING AREA)				\$6,840,000

Washoe County Downtown Reno Civic Center Master Plan

Rough Order-of-Magnitude (ROM) Project Cost Estimate

Estimate Detail, Development Concept Option #1

DCO1 DEVELOPMENT CONCEPT OPTION #1

DCO1PH1 2025-2030 PROJECTS (5-10 YEAR PROJECTS)

DCO1E2 Item E2 - Construct New Parking Structure (900-Spaces)

Description	Unit	Qty	Rate	Total
F1020 Integrated Construction				
44 Construct new parking structure of 900-spaces, allow 180-spaces below-grade (key plan item #7A)	EA	180	28,000.00	5,040,000
45 Construct new parking structure of 900-spaces, allow 720-spaces above-grade (key plan item #7A)	EA	720	19,250.00	13,860,000
			Integrated Construction	\$18,900,000
			ITEM E2 - CONSTRUCT NEW PARKING STRUCTURE (900-SPACES)	\$18,900,000

Washoe County Downtown Reno Civic Center Master Plan

Rough Order-of-Magnitude (ROM) Project Cost Estimate

Estimate Detail, Development Concept Option #1

DCO1 DEVELOPMENT CONCEPT OPTION #1

DCO1PH2 2030-2040 PROJECTS (5-10 YEAR PROJECTS)

DCO1F Item F - Construct New Washoe County Courthouse

Description	Unit	Qty	Rate	Total
F1020 Integrated Construction				
46 Construct new Washoe County Courthouse with Second Judicial District Court including general jurisdiction and family jurisdiction divisions (key plan item #5)	SF	208,292	450.00	93,731,400
Integrated Construction				\$93,731,400
G2040 Site Development				
52 Court plaza/green space (area allowance, key plan item #8)	SF	10,000	75.00	750,000
Site Development				\$750,000
ITEM F - CONSTRUCT NEW WASHOE COUNTY COURTHOUSE				\$94,481,400

Washoe County Downtown Reno Civic Center Master Plan

Rough Order-of-Magnitude (ROM) Project Cost Estimate

Estimate Detail, Development Concept Option #1

DCO1 DEVELOPMENT CONCEPT OPTION #1

DCO1PH2 2030-2040 PROJECTS (5-10 YEAR PROJECTS)

DCO1G Item G - Construct New Office Building

Description	Unit	Qty	Rate	Total
F1020 Integrated Construction				
47 Construct new Office Building (key plan item #6)	SF	224,965	350.00	78,737,750
Integrated Construction				\$78,737,750
G2040 Site Development				
52 Court plaza/green space (area allowance, key plan item #8)	SF	40,000	75.00	3,000,000
Site Development				\$3,000,000
ITEM G - CONSTRUCT NEW OFFICE BUILDING				\$81,737,750

Washoe County Downtown Reno Civic Center Master Plan

Rough Order-of-Magnitude (ROM) Project Cost Estimate

Estimate Detail, Development Concept Option #1

DCO1 DEVELOPMENT CONCEPT OPTION #1

DCO1PH2 2030-2040 PROJECTS (5-10 YEAR PROJECTS)

DCO1H Item H - Construct Additional New Parking Structure (900-Spaces)

Description	Unit	Qty	Rate	Total
F1020 Integrated Construction				
48 Construct new parking structure of 900-spaces, allow 180-spaces below-grade (key plan item #7B) (\$80/SF, 350SF per space)	EA	180	28,000.00	5,040,000
49 Construct new parking structure of 900-spaces, allow 720-spaces above-grade (key plan item #7B) (\$55/SF, 350SF per space)	EA	720	19,250.00	13,860,000
			Integrated Construction	\$18,900,000
			ITEM H - CONSTRUCT ADDITIONAL NEW PARKING STRUCTURE (900-SPACES)	\$18,900,000

Washoe County Downtown Reno Civic Center Master Plan

Rough Order-of-Magnitude (ROM) Project Cost Estimate

Estimate Detail, Development Concept Option #1

DCO1 DEVELOPMENT CONCEPT OPTION #1

DCO1PH2 2030-2040 PROJECTS (5-10 YEAR PROJECTS)

DCO1I Item I - Close Court Street, Create Unified Campus

Description	Unit	Qty	Rate	Total
G2040 Site Development				
50 Close Court Street, create unified campus (area allowance of 10,000SF, key plan item #9)	SF	10,000	125.00	1,250,000
<i>Site Development</i>				\$1,250,000
ITEM I - CLOSE COURT STREET, CREATE UNIFIED CAMPUS				\$1,250,000

Washoe County Downtown Reno Civic Center Master Plan

Rough Order-of-Magnitude (ROM) Project Cost Estimate

Estimate Detail, Development Concept Option #1

DCO1 DEVELOPMENT CONCEPT OPTION #1

DCO1PH2 2030-2040 PROJECTS (5-10 YEAR PROJECTS)

DCO1CHF Court Holding Facility

Description	Unit	Qty	Rate	Total
F1020 Integrated Construction				
58 Construction new Court Holding Facility	SF	40,000	425.00	17,000,000
			<i>Integrated Construction</i>	<i>\$17,000,000</i>
			<i>COURT HOLDING FACILITY</i>	<i>\$17,000,000</i>

WASHOE COUNTY DOWNTOWN RENO CIVIC CENTER MASTER PLAN

ROUGH ORDER-OF-MAGNITUDE (ROM) PROJECT COST ESTIMATE
DEVELOPMENT CONCEPT OPTION #2

JULY 12, 2019

Washoe County Downtown Reno Civic Center Master Plan

Rough Order-of-Magnitude (ROM) Project Cost Estimate

Project Details

Description

Basis of Estimate

This estimate has been prepared at the request of Arrington Watkins Architects and is to provide an estimate of probable construction and overall project costs for the various development concept option scopes of work included within the Washoe County Downtown Reno Civic Center Master Plan.

The estimate is based upon information included within the Master Plan prepared by Arrington Watkins Architects through early July 2019. Where information was insufficient, assumptions and allowances were made based wherever possible on discussions with the Architect and/or Engineers.

It is assumed that the construction elements within the Master Plan project will be competitively bid by at least four (4) to six (6) general contractors and that the awarded General Contractors and all Subcontractors will be required to pay market wage rates. **The estimate is for the sole use of providing high-level rough order-of-magnitude project budgets based on the available Master Plan information.** The estimate is not to be used for comparison with actual bids received at any time. Updated estimates based on final bidding documents will need to be provided for comparison with bids.

Unit pricing is based on July 2019 costs. Allowances for construction cost escalation have been included as follows:

- For 2020 to 2025 projects, 10%
- For 2025 to 2030 projects, 15%
- For 2030 to 2040 projects, 20%

Allowances for project-related soft costs have also been included (percentages applied to estimated total construction costs) as follows:

- For demolition scopes of work, 10%
- For parking structure scopes of work, 20%
- For renovation, new building and site development scopes of work, 30%

Items Specifically Included

- Cost premium for construction within an occupied building

Items Specifically Excluded

- Costs associated with sub-phasing the construction work
- Costs associated with out-of-hours working (unless specifically noted otherwise)
- Photovoltaics and other renewable energy resources
- Work outside the site boundaries unless noted otherwise
- Preconstruction service fees
- Land acquisition and related legal costs
- Items specifically marked as "Excl."
- Escalation beyond the stated timeframes
- P3 projects

Washoe County Downtown Reno Civic Center Master Plan

Rough Order-of-Magnitude (ROM) Project Cost Estimate

Estimate Summary, Development Concept Option #2 (Gross Project Costs)

Location	Total Cost
DCO2 DEVELOPMENT CONCEPT OPTION #2	
DCO2PH1 2025-2030 PROJECTS (5-10 YEAR PROJECTS)	
DCO2A Item A - Finish Two (2) Courtrooms in the Existing South Tower	1,495,000
DCO2B Item B - Renovate Two (2) Floors of Existing Jail (Additional Courtrooms)	5,232,500
DCO2C Item C - Renovate Two (2) Floors of Existing Jail	5,980,000
DCO2D Item D - Interior Remodel (Renovate Judges Chambers)	4,485,000
DCO2E1 Item E1 - Mitigate Site (Existing Court Street Parking Area)	8,652,600
DCO2E2 Item E2 - Construct New Parking Structure (900-Spaces)	26,082,000
<i>DCO2PH1 - 2025-2030 PROJECTS (5-10 YEAR PROJECTS)</i>	<u>\$51,927,100</u>
DCO2PH2 2030-2040 PROJECTS (5-10 YEAR PROJECTS)	
DCO2F Item F - Construct New Washoe County Courthouse	147,390,984
DCO2G Item G - Construct New Office Building	127,510,890
DCO2H Item H - Construct Additional New Parking Structure (900-Spaces)	27,216,000
DCO2I Item I - Close Court Street, Create Unified Campus	1,950,000
DCO2CHF Court Holding Facility	26,520,000
<i>DCO2PH2 - 2030-2040 PROJECTS (5-10 YEAR PROJECTS)</i>	<u>\$330,587,874</u>
DCO2 - DEVELOPMENT CONCEPT OPTION #2	<u>\$382,514,974</u>

Washoe County Downtown Reno Civic Center Master Plan

Rough Order-of-Magnitude (ROM) Project Cost Estimate

Estimate Summary, Development Concept Option #2

GFA: Gross Floor Area

Location		GFA SF	Cost/SF	Total Cost
DCO2 DEVELOPMENT CONCEPT OPTION #2				
DCO2PH1	2025-2030 PROJECTS (5-10 YEAR PROJECTS)			
DCO2A	Item A - Finish Two (2) Courtrooms in the Existing South Tower	20,000	50.00	1,000,000
DCO2B	Item B - Renovate Two (2) Floors of Existing Jail (Additional Courtrooms)	14,000	250.00	3,500,000
DCO2C	Item C - Renovate Two (2) Floors of Existing Jail	16,000	250.00	4,000,000
DCO2D	Item D - Interior Remodel (Renovate Judges Chambers)	12,000	250.00	3,000,000
DCO2E1	Item E1 - Mitigate Site (Existing Court Street Parking Area)	114,000	60.00	6,840,000
DCO2E2	Item E2 - Construct New Parking Structure (900-Spaces)	315,000	60.00	18,900,000
	<i>DCO2PH1 - 2025-2030 PROJECTS (5-10 YEAR PROJECTS)</i>	<i>491,000</i>	<i>\$75.85</i>	<i>\$37,240,000</i>
DCO2PH2	2030-2040 PROJECTS (5-10 YEAR PROJECTS)			
DCO2F	Item F - Construct New Washoe County Courthouse	208,292	453.60	94,481,400
DCO2G	Item G - Construct New Office Building	224,965	363.34	81,737,750
DCO2H	Item H - Construct Additional New Parking Structure (900-Spaces)	315,000	60.00	18,900,000
DCO2I	Item I - Close Court Street, Create Unified Campus	10,000	125.00	1,250,000
DCO2CHF	Court Holding Facility	40,000	425.00	17,000,000
	<i>DCO2PH2 - 2030-2040 PROJECTS (5-10 YEAR PROJECTS)</i>	<i>798,257</i>	<i>\$267.29</i>	<i>\$213,369,150</i>
	DCO2 - DEVELOPMENT CONCEPT OPTION #2	1,289,257	\$194.38	\$250,609,150
	ESTIMATED NET COST	1,289,257	\$194.38	\$250,609,150
MARGINS & ADJUSTMENTS				
	General Conditions & General Requirements (Included in Rates)			Incl.
	Bonds & Insurances (Included in Rates)			Incl.
	General Contractor's Overhead & Profit (Included in Rates)			Incl.
	Applicable State Sales & Use Tax (Included in Rates)			Incl.
	ESTIMATE OF PROBABLE CONSTRUCTION COSTS	1,289,257	\$194.38	\$250,609,150
	Cost Escalation (Various Allowances, refer to Project Details)	19.3 %		\$48,259,830
	ESTIMATE OF PROBABLE CONSTRUCTION COSTS	1,289,257	\$231.81	\$298,868,980

Washoe County Downtown Reno Civic Center Master Plan

Rough Order-of-Magnitude (ROM) Project Cost Estimate

Estimate Summary, Development Concept Option #2

GFA: Gross Floor Area

Location	GFA SF	Cost/SF	Total Cost
MARGINS & ADJUSTMENTS (continued)			
Project Related Soft Costs including Design Professional Fees, FF&E, Permit Fees, Testing & Inspections etc. (Allowance)	28.0 %		\$83,645,994
ESTIMATED TOTAL COST	1,289,257	\$296.69	\$382,514,974

Washoe County Downtown Reno Civic Center Master Plan

Rough Order-of-Magnitude (ROM) Project Cost Estimate

Estimate Detail, Development Concept Option #2

DCO2 DEVELOPMENT CONCEPT OPTION #2

DCO2PH1 2025-2030 PROJECTS (5-10 YEAR PROJECTS)

DCO2A Item A - Finish Two (2) Courtrooms in the Existing South Tower

Description	Unit	Qty	Rate	Total
F1020 Integrated Construction				
42 Finish two (2) courtrooms in South Tower for Family Division, minimal remodel work (key plan item #2)	SF	20,000	50.00	1,000,000
Integrated Construction				\$1,000,000
ITEM A - FINISH TWO (2) COURTROOMS IN THE EXISTING SOUTH TOWER				\$1,000,000

Washoe County Downtown Reno Civic Center Master Plan

Rough Order-of-Magnitude (ROM) Project Cost Estimate

Estimate Detail, Development Concept Option #2

DCO2 DEVELOPMENT CONCEPT OPTION #2

DCO2PH1 2025-2030 PROJECTS (5-10 YEAR PROJECTS)

DCO2B Item B - Renovate Two (2) Floors of Existing Jail (Additional Courtrooms)

Description	Unit	Qty	Rate	Total
F1020 Integrated Construction				
43 Renovate 2nd and 3rd floor of Jail for two (2) additional courtrooms for General Division (key plan item #3R)	SF	14,000	250.00	3,500,000
<i>Integrated Construction</i>				\$3,500,000
ITEM B - RENOVATE TWO (2) FLOORS OF EXISTING JAIL (ADDITIONAL COURTOOMS)				\$3,500,000

Washoe County Downtown Reno Civic Center Master Plan

Rough Order-of-Magnitude (ROM) Project Cost Estimate

Estimate Detail, Development Concept Option #2

DCO2 DEVELOPMENT CONCEPT OPTION #2

DCO2PH1 2025-2030 PROJECTS (5-10 YEAR PROJECTS)

DCO2C Item C - Renovate Two (2) Floors of Existing Jail

Description	Unit	Qty	Rate	Total
F1020 Integrated Construction				
53 Renovate 2nd and 3rd floor of Jail (key plan item #3R)	SF	16,000	250.00	4,000,000
<i>Integrated Construction</i>				<i>\$4,000,000</i>
<i>ITEM C - RENOVATE TWO (2) FLOORS OF EXISTING JAIL</i>				<i>\$4,000,000</i>

Washoe County Downtown Reno Civic Center Master Plan

Rough Order-of-Magnitude (ROM) Project Cost Estimate

Estimate Detail, Development Concept Option #2

DCO2 DEVELOPMENT CONCEPT OPTION #2

DCO2PH1 2025-2030 PROJECTS (5-10 YEAR PROJECTS)

DCO2D Item D - Interior Remodel (Renovate Judges Chambers)

Description	Unit	Qty	Rate	Total
F1020 Integrated Construction				
54 Interior remodel - renovation of existing Judges Chambers (key plan item #4R)	SF	12,000	250.00	3,000,000
Integrated Construction				\$3,000,000
ITEM D - INTERIOR REMODEL (RENOVATE JUDGES CHAMBERS)				\$3,000,000

Washoe County Downtown Reno Civic Center Master Plan

Rough Order-of-Magnitude (ROM) Project Cost Estimate

Estimate Detail, Development Concept Option #2

DCO2 DEVELOPMENT CONCEPT OPTION #2

DCO2PH1 2025-2030 PROJECTS (5-10 YEAR PROJECTS)

DCO2E1 Item E1 - Mitigate Site (Existing Court Street Parking Area)

Description	Unit	Qty	Rate	Total
G2040 Site Development				
51 Existing Court Street parking area: remove and remediate (allowance, assumed required when constructing new parking structure)	SF	114,000	60.00	6,840,000
<i>Site Development</i>				\$6,840,000
ITEM E1 - MITIGATE SITE (EXISTING COURT STREET PARKING AREA)				\$6,840,000

Washoe County Downtown Reno Civic Center Master Plan

Rough Order-of-Magnitude (ROM) Project Cost Estimate

Estimate Detail, Development Concept Option #2

DCO2 DEVELOPMENT CONCEPT OPTION #2

DCO2PH1 2025-2030 PROJECTS (5-10 YEAR PROJECTS)

DCO2E2 Item E2 - Construct New Parking Structure (900-Spaces)

Description	Unit	Qty	Rate	Total
F1020 Integrated Construction				
44 Construct new parking structure of 900-spaces, allow 180-spaces below-grade (key plan item #7A)	EA	180	28,000.00	5,040,000
45 Construct new parking structure of 900-spaces, allow 720-spaces above-grade (key plan item #7A)	EA	720	19,250.00	13,860,000
			Integrated Construction	\$18,900,000
			ITEM E2 - CONSTRUCT NEW PARKING STRUCTURE (900-SPACES)	\$18,900,000

Washoe County Downtown Reno Civic Center Master Plan

Rough Order-of-Magnitude (ROM) Project Cost Estimate

Estimate Detail, Development Concept Option #2

DCO2 DEVELOPMENT CONCEPT OPTION #2

DCO2PH2 2030-2040 PROJECTS (5-10 YEAR PROJECTS)

DCO2F Item F - Construct New Washoe County Courthouse

Description	Unit	Qty	Rate	Total
F1020 Integrated Construction				
46 Construct new Washoe County Courthouse with Second Judicial District Court including general jurisdiction and family jurisdiction divisions (key plan item #5)	SF	208,292	450.00	93,731,400
Integrated Construction				\$93,731,400
G2040 Site Development				
52 Court plaza/green space (area allowance, key plan item #8)	SF	10,000	75.00	750,000
Site Development				\$750,000
ITEM F - CONSTRUCT NEW WASHOE COUNTY COURTHOUSE				\$94,481,400

Washoe County Downtown Reno Civic Center Master Plan

Rough Order-of-Magnitude (ROM) Project Cost Estimate

Estimate Detail, Development Concept Option #2

DCO2 DEVELOPMENT CONCEPT OPTION #2

DCO2PH2 2030-2040 PROJECTS (5-10 YEAR PROJECTS)

DCO2G Item G - Construct New Office Building

Description	Unit	Qty	Rate	Total
F1020 Integrated Construction				
47 Construct new Office Building (key plan item #6)	SF	224,965	350.00	78,737,750
Integrated Construction				\$78,737,750
G2040 Site Development				
52 Court plaza/green space (area allowance, key plan item #8)	SF	40,000	75.00	3,000,000
Site Development				\$3,000,000
ITEM G - CONSTRUCT NEW OFFICE BUILDING				\$81,737,750

Washoe County Downtown Reno Civic Center Master Plan

Rough Order-of-Magnitude (ROM) Project Cost Estimate

Estimate Detail, Development Concept Option #2

DCO2 DEVELOPMENT CONCEPT OPTION #2

DCO2PH2 2030-2040 PROJECTS (5-10 YEAR PROJECTS)

DCO2H Item H - Construct Additional New Parking Structure (900-Spaces)

Description	Unit	Qty	Rate	Total
F1020 Integrated Construction				
48 Construct new parking structure of 900-spaces, allow 180-spaces below-grade (key plan item #7B) (\$80/SF, 350SF per space)	EA	180	28,000.00	5,040,000
49 Construct new parking structure of 900-spaces, allow 720-spaces above-grade (key plan item #7B) (\$55/SF, 350SF per space)	EA	720	19,250.00	13,860,000
			Integrated Construction	\$18,900,000
			ITEM H - CONSTRUCT ADDITIONAL NEW PARKING STRUCTURE (900-SPACES)	\$18,900,000

Washoe County Downtown Reno Civic Center Master Plan

Rough Order-of-Magnitude (ROM) Project Cost Estimate

Estimate Detail, Development Concept Option #2

DCO2 DEVELOPMENT CONCEPT OPTION #2

DCO2PH2 2030-2040 PROJECTS (5-10 YEAR PROJECTS)

DCO2I Item I - Close Court Street, Create Unified Campus

Description	Unit	Qty	Rate	Total
G2040 Site Development				
50 Close Court Street, create unified campus (area allowance of 10,000SF, key plan item #9)	SF	10,000	125.00	1,250,000
<i>Site Development</i>				\$1,250,000
ITEM I - CLOSE COURT STREET, CREATE UNIFIED CAMPUS				\$1,250,000

Washoe County Downtown Reno Civic Center Master Plan

Rough Order-of-Magnitude (ROM) Project Cost Estimate

Estimate Detail, Development Concept Option #2

DCO2 DEVELOPMENT CONCEPT OPTION #2

DCO2PH2 2030-2040 PROJECTS (5-10 YEAR PROJECTS)

DCO2CHF Court Holding Facility

Description	Unit	Qty	Rate	Total
F1020 Integrated Construction				
58 Construction new Court Holding Facility	SF	40,000	425.00	17,000,000
			Integrated Construction	\$17,000,000
			COURT HOLDING FACILITY	\$17,000,000

WASHOE COUNTY DOWNTOWN RENO CIVIC CENTER MASTER PLAN

ROUGH ORDER-OF-MAGNITUDE (ROM) PROJECT COST ESTIMATE
DEVELOPMENT CONCEPT OPTION #3

JULY 12, 2019

Washoe County Downtown Reno Civic Center Master Plan

Rough Order-of-Magnitude (ROM) Project Cost Estimate

Project Details

Description

Basis of Estimate

This estimate has been prepared at the request of Arrington Watkins Architects and is to provide an estimate of probable construction and overall project costs for the various development concept option scopes of work included within the Washoe County Downtown Reno Civic Center Master Plan.

The estimate is based upon information included within the Master Plan prepared by Arrington Watkins Architects through early July 2019. Where information was insufficient, assumptions and allowances were made based wherever possible on discussions with the Architect and/or Engineers.

It is assumed that the construction elements within the Master Plan project will be competitively bid by at least four (4) to six (6) general contractors and that the awarded General Contractors and all Subcontractors will be required to pay market wage rates. **The estimate is for the sole use of providing high-level rough order-of-magnitude project budgets based on the available Master Plan information.** The estimate is not to be used for comparison with actual bids received at any time. Updated estimates based on final bidding documents will need to be provided for comparison with bids.

Unit pricing is based on July 2019 costs. Allowances for construction cost escalation have been included as follows:

- For 2020 to 2025 projects, 10%
- For 2025 to 2030 projects, 15%
- For 2030 to 2040 projects, 20%

Allowances for project-related soft costs have also been included (percentages applied to estimated total construction costs) as follows:

- For demolition scopes of work, 10%
- For parking structure scopes of work, 20%
- For renovation, new building and site development scopes of work, 30%

Items Specifically Included

- Cost premium for construction within an occupied building

Items Specifically Excluded

- Costs associated with sub-phasing the construction work
- Costs associated with out-of-hours working (unless specifically noted otherwise)
- Photovoltaics and other renewable energy resources
- Work outside the site boundaries unless noted otherwise
- Preconstruction service fees
- Land acquisition and related legal costs
- Items specifically marked as "Excl."
- Escalation beyond the stated timeframes
- P3 projects

Washoe County Downtown Reno Civic Center Master Plan

Rough Order-of-Magnitude (ROM) Project Cost Estimate

Estimate Summary, Development Concept Option #3 (Gross Project Costs)

Location	Total Cost
DCO3 DEVELOPMENT CONCEPT OPTION #3	
DCO3PH1 2025-2030 PROJECTS (5-10 YEAR PROJECTS)	
DCO3A Item A - Renovate Two (2) Floors of Existing Jail	5,232,500
DCO3B Item B - Interior Remodel (Renovate Judges Chambers)	4,485,000
DCO3C1 Item C1 - Mitigate Site (Existing Court Street Parking Area)	8,652,600
DCO3C2 Item C2 - Construct New Parking Structure (900-Spaces)	26,082,000
<i>DCO3PH1 - 2025-2030 PROJECTS (5-10 YEAR PROJECTS)</i>	<u>\$44,452,100</u>
DCO3PH2 2030-2040 PROJECTS (5-10 YEAR PROJECTS)	
DCO3D Item D - Construct New Washoe County Courthouse	147,390,984
DCO3E Item E - Construct New Office Building	127,510,890
DCO3F Item F - Construct Additional New Parking Structure (900-Spaces)	27,216,000
DCO3G Item G - Close Court Street, Create Unified Campus	1,950,000
DCO3CHF Court Holding Facility	26,520,000
<i>DCO3PH2 - 2030-2040 PROJECTS (5-10 YEAR PROJECTS)</i>	<u>\$330,587,874</u>
DCO3 - DEVELOPMENT CONCEPT OPTION #3	<u>\$375,039,974</u>

Washoe County Downtown Reno Civic Center Master Plan

Rough Order-of-Magnitude (ROM) Project Cost Estimate

Estimate Summary, Development Concept Option #3

GFA: Gross Floor Area

Location		GFA SF	Cost/SF	Total Cost
DCO3 DEVELOPMENT CONCEPT OPTION #3				
DCO3PH1	2025-2030 PROJECTS (5-10 YEAR PROJECTS)			
DCO3A	Item A - Renovate Two (2) Floors of Existing Jail	14,000	250.00	3,500,000
DCO3B	Item B - Interior Remodel (Renovate Judges Chambers)	12,000	250.00	3,000,000
DCO3C1	Item C1 - Mitigate Site (Existing Court Street Parking Area)	114,000	60.00	6,840,000
DCO3C2	Item C2 - Construct New Parking Structure (900-Spaces)	315,000	60.00	18,900,000
	<i>DCO3PH1 - 2025-2030 PROJECTS (5-10 YEAR PROJECTS)</i>	<i>455,000</i>	<i>\$70.86</i>	<i>\$32,240,000</i>
DCO3PH2	2030-2040 PROJECTS (5-10 YEAR PROJECTS)			
DCO3D	Item D - Construct New Washoe County Courthouse	208,292	453.60	94,481,400
DCO3E	Item E - Construct New Office Building	224,965	363.34	81,737,750
DCO3F	Item F - Construct Additional New Parking Structure (900-Spaces)	315,000	60.00	18,900,000
DCO3G	Item G - Close Court Street, Create Unified Campus	10,000	125.00	1,250,000
DCO3CHF	Court Holding Facility	40,000	425.00	17,000,000
	<i>DCO3PH2 - 2030-2040 PROJECTS (5-10 YEAR PROJECTS)</i>	<i>798,257</i>	<i>\$267.29</i>	<i>\$213,369,150</i>
	DCO3 - DEVELOPMENT CONCEPT OPTION #3	1,253,257	\$195.98	\$245,609,150
	ESTIMATED NET COST	1,253,257	\$195.98	\$245,609,150
MARGINS & ADJUSTMENTS				
	General Conditions & General Requirements (Included in Rates)			Incl.
	Bonds & Insurances (Included in Rates)			Incl.
	General Contractor's Overhead & Profit (Included in Rates)			Incl.
	Applicable State Sales & Use Tax (Included in Rates)			Incl.
	ESTIMATE OF PROBABLE CONSTRUCTION COSTS	1,253,257	\$195.98	\$245,609,150
	Cost Escalation (Various Allowances, refer to Project Details)	19.3 %		\$47,509,830
	ESTIMATE OF PROBABLE CONSTRUCTION COSTS	1,253,257	\$233.89	\$293,118,980
	Project Related Soft Costs including Design Professional Fees, FF&E, Permit Fees, Testing & Inspections etc. (Allowance)	27.9 %		\$81,920,994
	ESTIMATED TOTAL COST	1,253,257	\$299.25	\$375,039,974

Washoe County Downtown Reno Civic Center Master Plan

Rough Order-of-Magnitude (ROM) Project Cost Estimate

Estimate Detail, Development Concept Option #3

DCO3 DEVELOPMENT CONCEPT OPTION #3

DCO3PH1 2025-2030 PROJECTS (5-10 YEAR PROJECTS)

DCO3A Item A - Renovate Two (2) Floors of Existing Jail

Description	Unit	Qty	Rate	Total
F1020 Integrated Construction				
43 Renovate 2nd and 3rd floor of Jail for two (2) additional courtrooms for General Division (key plan item #3R)	SF	14,000	250.00	3,500,000
<i>Integrated Construction</i>				\$3,500,000
ITEM A - RENOVATE TWO (2) FLOORS OF EXISTING JAIL				\$3,500,000

Washoe County Downtown Reno Civic Center Master Plan

Rough Order-of-Magnitude (ROM) Project Cost Estimate

Estimate Detail, Development Concept Option #3

DCO3 DEVELOPMENT CONCEPT OPTION #3

DCO3PH1 2025-2030 PROJECTS (5-10 YEAR PROJECTS)

DCO3B Item B - Interior Remodel (Renovate Judges Chambers)

Description	Unit	Qty	Rate	Total
F1020 Integrated Construction				
54 Interior remodel - renovation of existing Judges Chambers (key plan item #4R)	SF	12,000	250.00	3,000,000
<i>Integrated Construction</i>				<i>\$3,000,000</i>
<i>ITEM B - INTERIOR REMODEL (RENOVATE JUDGES CHAMBERS)</i>				<i>\$3,000,000</i>

Washoe County Downtown Reno Civic Center Master Plan

Rough Order-of-Magnitude (ROM) Project Cost Estimate

Estimate Detail, Development Concept Option #3

DCO3 DEVELOPMENT CONCEPT OPTION #3

DCO3PH1 2025-2030 PROJECTS (5-10 YEAR PROJECTS)

DCO3C1 Item C1 - Mitigate Site (Existing Court Street Parking Area)

Description	Unit	Qty	Rate	Total
G2040 Site Development				
51 Existing Court Street parking area: remove and remediate (allowance, assumed required when constructing new parking structure)	SF	114,000	60.00	6,840,000
<i>Site Development</i>				\$6,840,000
ITEM C1 - MITIGATE SITE (EXISTING COURT STREET PARKING AREA)				\$6,840,000

Washoe County Downtown Reno Civic Center Master Plan

Rough Order-of-Magnitude (ROM) Project Cost Estimate

Estimate Detail, Development Concept Option #3

DCO3 DEVELOPMENT CONCEPT OPTION #3

DCO3PH1 2025-2030 PROJECTS (5-10 YEAR PROJECTS)

DCO3C2 Item C2 - Construct New Parking Structure (900-Spaces)

Description	Unit	Qty	Rate	Total
F1020 Integrated Construction				
44 Construct new parking structure of 900-spaces, allow 180-spaces below-grade (key plan item #7A)	EA	180	28,000.00	5,040,000
45 Construct new parking structure of 900-spaces, allow 720-spaces above-grade (key plan item #7A)	EA	720	19,250.00	13,860,000
			Integrated Construction	\$18,900,000
			ITEM C2 - CONSTRUCT NEW PARKING STRUCTURE (900-SPACES)	\$18,900,000

Washoe County Downtown Reno Civic Center Master Plan

Rough Order-of-Magnitude (ROM) Project Cost Estimate

Estimate Detail, Development Concept Option #3

DCO3 DEVELOPMENT CONCEPT OPTION #3

DCO3PH2 2030-2040 PROJECTS (5-10 YEAR PROJECTS)

DCO3D Item D - Construct New Washoe County Courthouse

Description	Unit	Qty	Rate	Total
F1020 Integrated Construction				
46 Construct new Washoe County Courthouse with Second Judicial District Court including general jurisdiction and family jurisdiction divisions (key plan item #5)	SF	208,292	450.00	93,731,400
Integrated Construction				\$93,731,400
G2040 Site Development				
52 Court plaza/green space (area allowance, key plan item #8)	SF	10,000	75.00	750,000
Site Development				\$750,000
ITEM D - CONSTRUCT NEW WASHOE COUNTY COURTHOUSE				\$94,481,400

Washoe County Downtown Reno Civic Center Master Plan

Rough Order-of-Magnitude (ROM) Project Cost Estimate

Estimate Detail, Development Concept Option #3

DCO3 DEVELOPMENT CONCEPT OPTION #3

DCO3PH2 2030-2040 PROJECTS (5-10 YEAR PROJECTS)

DCO3E Item E - Construct New Office Building

Description	Unit	Qty	Rate	Total
F1020 Integrated Construction				
47 Construct new Office Building (key plan item #6)	SF	224,965	350.00	78,737,750
Integrated Construction				\$78,737,750
G2040 Site Development				
52 Court plaza/green space (area allowance, key plan item #8)	SF	40,000	75.00	3,000,000
Site Development				\$3,000,000
ITEM E - CONSTRUCT NEW OFFICE BUILDING				\$81,737,750

Washoe County Downtown Reno Civic Center Master Plan

Rough Order-of-Magnitude (ROM) Project Cost Estimate

Estimate Detail, Development Concept Option #3

DCO3 DEVELOPMENT CONCEPT OPTION #3

DCO3PH2 2030-2040 PROJECTS (5-10 YEAR PROJECTS)

DCO3F Item F - Construct Additional New Parking Structure (900-Spaces)

Description	Unit	Qty	Rate	Total
F1020 Integrated Construction				
48 Construct new parking structure of 900-spaces, allow 180-spaces below-grade (key plan item #7B) (\$80/SF, 350SF per space)	EA	180	28,000.00	5,040,000
49 Construct new parking structure of 900-spaces, allow 720-spaces above-grade (key plan item #7B) (\$55/SF, 350SF per space)	EA	720	19,250.00	13,860,000
			Integrated Construction	\$18,900,000
			ITEM F - CONSTRUCT ADDITIONAL NEW PARKING STRUCTURE (900-SPACES)	\$18,900,000

Washoe County Downtown Reno Civic Center Master Plan

Rough Order-of-Magnitude (ROM) Project Cost Estimate

Estimate Detail, Development Concept Option #3

DCO3 DEVELOPMENT CONCEPT OPTION #3

DCO3PH2 2030-2040 PROJECTS (5-10 YEAR PROJECTS)

DCO3G Item G - Close Court Street, Create Unified Campus

Description	Unit	Qty	Rate	Total
G2040 Site Development				
50 Close Court Street, create unified campus (area allowance of 10,000SF, key plan item #9)	SF	10,000	125.00	1,250,000
<i>Site Development</i>				\$1,250,000
ITEM G - CLOSE COURT STREET, CREATE UNIFIED CAMPUS				\$1,250,000

Washoe County Downtown Reno Civic Center Master Plan

Rough Order-of-Magnitude (ROM) Project Cost Estimate

Estimate Detail, Development Concept Option #3

DCO3 DEVELOPMENT CONCEPT OPTION #3

DCO3PH2 2030-2040 PROJECTS (5-10 YEAR PROJECTS)

DCO3CHF Court Holding Facility

Description	Unit	Qty	Rate	Total
F1020 Integrated Construction				
58 Construction new Court Holding Facility	SF	40,000	425.00	17,000,000
			Integrated Construction	\$17,000,000
			COURT HOLDING FACILITY	\$17,000,000

WASHOE COUNTY DOWNTOWN RENO CIVIC CENTER MASTER PLAN

**ROUGH ORDER-OF-MAGNITUDE (ROM) PROJECT COST ESTIMATE
DEVELOPMENT CONCEPT OPTION #4**

JULY 12, 2019

Washoe County Downtown Reno Civic Center Master Plan

Rough Order-of-Magnitude (ROM) Project Cost Estimate

Project Details

Description

Basis of Estimate

This estimate has been prepared at the request of Arrington Watkins Architects and is to provide an estimate of probable construction and overall project costs for the various development concept option scopes of work included within the Washoe County Downtown Reno Civic Center Master Plan.

The estimate is based upon information included within the Master Plan prepared by Arrington Watkins Architects through early July 2019. Where information was insufficient, assumptions and allowances were made based wherever possible on discussions with the Architect and/or Engineers.

It is assumed that the construction elements within the Master Plan project will be competitively bid by at least four (4) to six (6) general contractors and that the awarded General Contractors and all Subcontractors will be required to pay market wage rates. **The estimate is for the sole use of providing high-level rough order-of-magnitude project budgets based on the available Master Plan information.** The estimate is not to be used for comparison with actual bids received at any time. Updated estimates based on final bidding documents will need to be provided for comparison with bids.

Unit pricing is based on July 2019 costs. Allowances for construction cost escalation have been included as follows:

- For 2020 to 2025 projects, 10%
- For 2025 to 2030 projects, 15%
- For 2030 to 2040 projects, 20%

Allowances for project-related soft costs have also been included (percentages applied to estimated total construction costs) as follows:

- For demolition scopes of work, 10%
- For parking structure scopes of work, 20%
- For renovation, new building and site development scopes of work, 30%

Items Specifically Included

- Cost premium for construction within an occupied building

Items Specifically Excluded

- Costs associated with sub-phasing the construction work
- Costs associated with out-of-hours working (unless specifically noted otherwise)
- Photovoltaics and other renewable energy resources
- Work outside the site boundaries unless noted otherwise
- Preconstruction service fees
- Land acquisition and related legal costs
- Items specifically marked as "Excl."
- Escalation beyond the stated timeframes
- P3 projects

Washoe County Downtown Reno Civic Center Master Plan

Rough Order-of-Magnitude (ROM) Project Cost Estimate

Estimate Summary, Development Concept Option #4 (Gross Project Costs)

Location	Total Cost
DCO4 DEVELOPMENT CONCEPT OPTION #4	
DCO4PH1 2020-2025 PROJECT (5 YEAR PROJECT)	
DCO4A Item A - Finish Two (2) Courtrooms in the Existing South Tower	1,430,000
<i>DCO4PH1 - 2020-2025 PROJECT (5 YEAR PROJECT)</i>	<i>\$1,430,000</i>
DCO4PH2 2025-2030 PROJECTS (5-10 YEAR PROJECTS)	
DCO4B Item B - Construct New Washoe County Courthouse	187,795,920
DCO4C Item C - Construct New Office Building	122,197,937
DCO4D1 Item D1 - Mitigate Site (Existing Court Street Parking Area)	8,652,600
DCO4D2 Item D2 - Construct New Parking Structure (1,800-Spaces)	52,164,000
DCO4E1 Item E1 - Demolish Existing Structures (Old Jail, Court)	2,638,765
DCO4E2 Item E2 - Historic Courthouse Preservation	7,301,879
DCO4F Item F - Close Court Street, Create Unified Campus	1,868,750
DCO4CHF Court Holding Facility	25,415,000
<i>DCO4PH2 - 2025-2030 PROJECTS (5-10 YEAR PROJECTS)</i>	<i>\$408,034,851</i>
DCO4 - DEVELOPMENT CONCEPT OPTION #4	\$409,464,851

Washoe County Downtown Reno Civic Center Master Plan

Rough Order-of-Magnitude (ROM) Project Cost Estimate

Estimate Summary, Development Concept Option #4

GFA: Gross Floor Area

Location		GFA SF	Cost/SF	Total Cost
DCO4 DEVELOPMENT CONCEPT OPTION #4				
DCO4PH1	2020-2025 PROJECT (5 YEAR PROJECT)			
DCO4A	Item A - Finish Two (2) Courtrooms in the Existing South Tower	20,000	50.00	1,000,000
	<i>DCO4PH1 - 2020-2025 PROJECT (5 YEAR PROJECT)</i>	<i>20,000</i>	<i>\$50.00</i>	<i>\$1,000,000</i>
DCO4PH2	2025-2030 PROJECTS (5-10 YEAR PROJECTS)			
DCO4B	Item B - Construct New Washoe County Courthouse	277,480	452.70	125,616,000
DCO4C	Item C - Construct New Office Building	224,965	363.34	81,737,750
DCO4D1	Item D1 - Mitigate Site (Existing Court Street Parking Area)	114,000	60.00	6,840,000
DCO4D2	Item D2 - Construct New Parking Structure (1,800-Spaces)	630,000	60.00	37,800,000
DCO4E1	Item E1 - Demolish Existing Structures (Old Jail, Court)	104,299	20.00	2,085,980
DCO4E2	Item E2 - Historic Courthouse Preservation	48,842	100.00	4,884,200
DCO4F	Item F - Close Court Street, Create Unified Campus	10,000	125.00	1,250,000
DCO4CHF	Court Holding Facility	40,000	425.00	17,000,000
	<i>DCO4PH2 - 2025-2030 PROJECTS (5-10 YEAR PROJECTS)</i>	<i>1,449,586</i>	<i>\$191.24</i>	<i>\$277,213,930</i>
	DCO4 - DEVELOPMENT CONCEPT OPTION #4	1,469,586	\$189.31	\$278,213,930
	ESTIMATED NET COST	1,469,586	\$189.31	\$278,213,930
MARGINS & ADJUSTMENTS				
General Conditions & General Requirements (Included in Rates)				Incl.
Bonds & Insurances (Included in Rates)				Incl.
General Contractor's Overhead & Profit (Included in Rates)				Incl.
Applicable State Sales & Use Tax (Included in Rates)				Incl.
ESTIMATE OF PROBABLE CONSTRUCTION COSTS		1,469,586	\$189.31	\$278,213,930
Cost Escalation (Various Allowances, refer to Project Details)	15.0 %			\$41,682,090
ESTIMATE OF PROBABLE CONSTRUCTION COSTS		1,469,586	\$217.68	\$319,896,020
Project Related Soft Costs including Design Professional Fees, FF&E, Permit Fees, Testing & Inspections etc. (Allowance)	28.0 %			\$89,568,831
ESTIMATED TOTAL COST		1,469,586	\$278.63	\$409,464,851

Washoe County Downtown Reno Civic Center Master Plan

Rough Order-of-Magnitude (ROM) Project Cost Estimate

Estimate Detail, Development Concept Option #4

DCO4 DEVELOPMENT CONCEPT OPTION #4

DCO4PH1 2020-2025 PROJECT (5 YEAR PROJECT)

DCO4A Item A - Finish Two (2) Courtrooms in the Existing South Tower

Description	Unit	Qty	Rate	Total
F1020 Integrated Construction				
42 Finish two (2) courtrooms in South Tower for Family Division, minimal remodel work (key plan item #2)	SF	20,000	50.00	1,000,000
Integrated Construction				\$1,000,000
ITEM A - FINISH TWO (2) COURTROOMS IN THE EXISTING SOUTH TOWER				\$1,000,000

Washoe County Downtown Reno Civic Center Master Plan

Rough Order-of-Magnitude (ROM) Project Cost Estimate

Estimate Detail, Development Concept Option #4

DCO4 DEVELOPMENT CONCEPT OPTION #4

DCO4PH2 2025-2030 PROJECTS (5-10 YEAR PROJECTS)

DCO4B Item B - Construct New Washoe County Courthouse

Description	Unit	Qty	Rate	Total
F1020 Integrated Construction				
46 Construct new Washoe County Courthouse with Second Judicial District Court including general jurisdiction and family jurisdiction divisions (key plan item #5)	SF	277,480	450.00	124,866,000
Integrated Construction				\$124,866,000
G2040 Site Development				
52 Court plaza/green space (area allowance, key plan item #8)	SF	10,000	75.00	750,000
Site Development				\$750,000
ITEM B - CONSTRUCT NEW WASHOE COUNTY COURTHOUSE				\$125,616,000

Washoe County Downtown Reno Civic Center Master Plan

Rough Order-of-Magnitude (ROM) Project Cost Estimate

Estimate Detail, Development Concept Option #4

DCO4 DEVELOPMENT CONCEPT OPTION #4

DCO4PH2 2025-2030 PROJECTS (5-10 YEAR PROJECTS)

DCO4C Item C - Construct New Office Building

Description	Unit	Qty	Rate	Total
F1020 Integrated Construction				
47 Construct new Office Building (key plan item #6)	SF	224,965	350.00	78,737,750
Integrated Construction				\$78,737,750
G2040 Site Development				
52 Court plaza/green space (area allowance, key plan item #8)	SF	40,000	75.00	3,000,000
Site Development				\$3,000,000
ITEM C - CONSTRUCT NEW OFFICE BUILDING				\$81,737,750

Washoe County Downtown Reno Civic Center Master Plan

Rough Order-of-Magnitude (ROM) Project Cost Estimate

Estimate Detail, Development Concept Option #4

DCO4 DEVELOPMENT CONCEPT OPTION #4

DCO4PH2 2025-2030 PROJECTS (5-10 YEAR PROJECTS)

DCO4D1 Item D1 - Mitigate Site (Existing Court Street Parking Area)

Description	Unit	Qty	Rate	Total
G2040 Site Development				
51 Existing Court Street parking area: remove and remediate (allowance, assumed required when constructing new parking structure)	SF	114,000	60.00	6,840,000
Site Development				\$6,840,000
ITEM D1 - MITIGATE SITE (EXISTING COURT STREET PARKING AREA)				\$6,840,000

Washoe County Downtown Reno Civic Center Master Plan

Rough Order-of-Magnitude (ROM) Project Cost Estimate

Estimate Detail, Development Concept Option #4

DCO4 DEVELOPMENT CONCEPT OPTION #4

DCO4PH2 2025-2030 PROJECTS (5-10 YEAR PROJECTS)

DCO4D2 Item D2 - Construct New Parking Structure (1,800-Spaces)

Description	Unit	Qty	Rate	Total
F1020 Integrated Construction				
55 Construct new parking structure of 1,800-spaces, allow 360-spaces below-grade (key plan item #7)	EA	360	28,000.00	10,080,000
57 Construct new parking structure of 1,800-spaces, allow 1,440-spaces above-grade (key plan item #7)	EA	1,440	19,250.00	27,720,000
			Integrated Construction	\$37,800,000
			ITEM D2 - CONSTRUCT NEW PARKING STRUCTURE (1,800-SPACES)	\$37,800,000

Washoe County Downtown Reno Civic Center Master Plan

Rough Order-of-Magnitude (ROM) Project Cost Estimate

Estimate Detail, Development Concept Option #4

DCO4 DEVELOPMENT CONCEPT OPTION #4

DCO4PH2 2025-2030 PROJECTS (5-10 YEAR PROJECTS)

DCO4E1 Item E1 - Demolish Existing Structures (Old Jail, Court)

Description	Unit	Qty	Rate	Total
F2010 Building Elements Demolition				
35 Historic courthouse (old jail and 1965 court addition): demolish and dispose (key plan items #3D, #4D), basement Central Plant to remain	SF	104,299	20.00	2,085,980
<i>Building Elements Demolition</i>				\$2,085,980
ITEM E1 - DEMOLISH EXISTING STRUCTURES (OLD JAIL, COURT)				\$2,085,980

Washoe County Downtown Reno Civic Center Master Plan

Rough Order-of-Magnitude (ROM) Project Cost Estimate

Estimate Detail, Development Concept Option #4

DCO4 DEVELOPMENT CONCEPT OPTION #4

DCO4PH2 2025-2030 PROJECTS (5-10 YEAR PROJECTS)

DCO4E2 Item E2 - Historic Courthouse Preservation

Description	Unit	Qty	Rate	Total
F1020 Integrated Construction				
36 Historic courthouse (original 1910 court and 1945 court): preservation (allowance)	SF	48,842	100.00	4,884,200
Integrated Construction				\$4,884,200
ITEM E2 - HISTORIC COURTHOUSE PRESERVATION				\$4,884,200

Washoe County Downtown Reno Civic Center Master Plan

Rough Order-of-Magnitude (ROM) Project Cost Estimate

Estimate Detail, Development Concept Option #4

DCO4 DEVELOPMENT CONCEPT OPTION #4

DCO4PH2 2025-2030 PROJECTS (5-10 YEAR PROJECTS)

DCO4F Item F - Close Court Street, Create Unified Campus

Description	Unit	Qty	Rate	Total
G2040 Site Development				
50 Close Court Street, create unified campus (area allowance of 10,000SF, key plan item #9)	SF	10,000	125.00	1,250,000
<i>Site Development</i>				\$1,250,000
ITEM F - CLOSE COURT STREET, CREATE UNIFIED CAMPUS				\$1,250,000

WASHOE COUNTY DOWNTOWN RENO CIVIC CENTER MASTER PLAN

**ROUGH ORDER-OF-MAGNITUDE (ROM) PROJECT COST ESTIMATE
DEVELOPMENT CONCEPT OPTION #1**

JULY 12, 2019

Washoe County Downtown Reno Civic Center Master Plan

Rough Order-of-Magnitude (ROM) Project Cost Estimate

Project Details

Description

Basis of Estimate

This estimate has been prepared at the request of Arrington Watkins Architects and is to provide an estimate of probable construction and overall project costs for the various development concept option scopes of work included within the Washoe County Downtown Reno Civic Center Master Plan.

The estimate is based upon information included within the Master Plan prepared by Arrington Watkins Architects through early July 2019. Where information was insufficient, assumptions and allowances were made based wherever possible on discussions with the Architect and/or Engineers.

It is assumed that the construction elements within the Master Plan project will be competitively bid by at least four (4) to six (6) general contractors and that the awarded General Contractors and all Subcontractors will be required to pay market wage rates. **The estimate is for the sole use of providing high-level rough order-of-magnitude project budgets based on the available Master Plan information.** The estimate is not to be used for comparison with actual bids received at any time. Updated estimates based on final bidding documents will need to be provided for comparison with bids.

Unit pricing is based on July 2019 costs. Allowances for construction cost escalation have been included as follows:

- For 2020 to 2025 projects, 10%
- For 2025 to 2030 projects, 15%
- For 2030 to 2040 projects, 20%

Allowances for project-related soft costs have also been included (percentages applied to estimated total construction costs) as follows:

- For demolition scopes of work, 10%
- For parking structure scopes of work, 20%
- For renovation, new building and site development scopes of work, 30%

Items Specifically Included

- Cost premium for construction within an occupied building

Items Specifically Excluded

- Costs associated with sub-phasing the construction work
- Costs associated with out-of-hours working (unless specifically noted otherwise)
- Photovoltaics and other renewable energy resources
- Work outside the site boundaries unless noted otherwise
- Preconstruction service fees
- Land acquisition and related legal costs
- Items specifically marked as "Excl."
- Escalation beyond the stated timeframes
- P3 projects

Washoe County Downtown Reno Civic Center Master Plan

Rough Order-of-Magnitude (ROM) Project Cost Estimate

Estimate Summary, Development Concept Option #1 (Gross Project Costs)

Location	Total Cost
DCO1 DEVELOPMENT CONCEPT OPTION #1	
DCO1PH1 2025-2030 PROJECTS (5-10 YEAR PROJECTS)	
DCO1A Item A - Construct Two (2) New Floors at Existing North Tower	42,323,450
DCO1D Item D - Renovate Two (2) Floors of Existing Jail	5,232,500
DCO1E1 Item E1 - Mitigate Site (Existing Court Street Parking Area)	8,652,600
DCO1E2 Item E2 - Construct New Parking Structure (900-Spaces)	26,082,000
<i>DCO1PH1 - 2025-2030 PROJECTS (5-10 YEAR PROJECTS)</i>	\$82,290,550
DCO1PH2 2030-2040 PROJECTS (5-10 YEAR PROJECTS)	
DCO1F Item F - Construct New Washoe County Courthouse	147,390,984
DCO1G Item G - Construct New Office Building	127,510,890
DCO1H Item H - Construct Additional New Parking Structure (900-Spaces)	27,216,000
DCO1I Item I - Close Court Street, Create Unified Campus	1,950,000
DCO1CHF Court Holding Facility	26,520,000
<i>DCO1PH2 - 2030-2040 PROJECTS (5-10 YEAR PROJECTS)</i>	\$330,587,874
DCO1 - DEVELOPMENT CONCEPT OPTION #1	\$412,878,424

Washoe County Downtown Reno Civic Center Master Plan

Rough Order-of-Magnitude (ROM) Project Cost Estimate

Estimate Summary, Development Concept Option #1

GFA: Gross Floor Area

Location		GFA SF	Cost/SF	Total Cost
DCO1 DEVELOPMENT CONCEPT OPTION #1				
DCO1PH1	2025-2030 PROJECTS (5-10 YEAR PROJECTS)			
DCO1A	Item A - Construct Two (2) New Floors at Existing North Tower	56,620	500.00	28,310,000
DCO1D	Item D - Renovate Two (2) Floors of Existing Jail	14,000	250.00	3,500,000
DCO1E1	Item E1 - Mitigate Site (Existing Court Street Parking Area)	114,000	60.00	6,840,000
DCO1E2	Item E2 - Construct New Parking Structure (900-Spaces)	315,000	60.00	18,900,000
	<i>DCO1PH1 - 2025-2030 PROJECTS (5-10 YEAR PROJECTS)</i>	<i>499,620</i>	<i>\$115.19</i>	<i>\$57,550,000</i>
DCO1PH2	2030-2040 PROJECTS (5-10 YEAR PROJECTS)			
DCO1F	Item F - Construct New Washoe County Courthouse	208,292	453.60	94,481,400
DCO1G	Item G - Construct New Office Building	224,965	363.34	81,737,750
DCO1H	Item H - Construct Additional New Parking Structure (900-Spaces)	315,000	60.00	18,900,000
DCO1I	Item I - Close Court Street, Create Unified Campus	10,000	125.00	1,250,000
DCO1CHF	Court Holding Facility	40,000	425.00	17,000,000
	<i>DCO1PH2 - 2030-2040 PROJECTS (5-10 YEAR PROJECTS)</i>	<i>798,257</i>	<i>\$267.29</i>	<i>\$213,369,150</i>
	DCO1 - DEVELOPMENT CONCEPT OPTION #1	1,297,877	\$208.74	\$270,919,150
	ESTIMATED NET COST	1,297,877	\$208.74	\$270,919,150
MARGINS & ADJUSTMENTS				
	General Conditions & General Requirements (Included in Rates)			Incl.
	Bonds & Insurances (Included in Rates)			Incl.
	General Contractor's Overhead & Profit (Included in Rates)			Incl.
	Applicable State Sales & Use Tax (Included in Rates)			Incl.
	ESTIMATE OF PROBABLE CONSTRUCTION COSTS	1,297,877	\$208.74	\$270,919,150
	Cost Escalation (Various Allowances, refer to Project Details)	18.9 %		\$51,306,330
	ESTIMATE OF PROBABLE CONSTRUCTION COSTS	1,297,877	\$248.27	\$322,225,480
	Project Related Soft Costs including Design Professional Fees, FF&E, Permit Fees, Testing & Inspections etc. (Allowance)	28.1 %		\$90,652,944
	ESTIMATED TOTAL COST	1,297,877	\$318.12	\$412,878,424

Washoe County Downtown Reno Civic Center Master Plan

Rough Order-of-Magnitude (ROM) Project Cost Estimate

Estimate Detail, Development Concept Option #1

DCO1 DEVELOPMENT CONCEPT OPTION #1

DCO1PH1 2025-2030 PROJECTS (5-10 YEAR PROJECTS)

DCO1A Item A - Construct Two (2) New Floors at Existing North Tower

Description	Unit	Qty	Rate	Total
F1020 Integrated Construction				
40 Add two (2) new floors at the North Tower, relocate Family Division (key plan item #1)	SF	56,620	500.00	28,310,000
			Integrated Construction	\$28,310,000
ITEM A - CONSTRUCT TWO (2) NEW FLOORS AT EXISTING NORTH TOWER				\$28,310,000

Washoe County Downtown Reno Civic Center Master Plan

Rough Order-of-Magnitude (ROM) Project Cost Estimate

Estimate Detail, Development Concept Option #1

DCO1 DEVELOPMENT CONCEPT OPTION #1

DCO1PH1 2025-2030 PROJECTS (5-10 YEAR PROJECTS)

DCO1D Item D - Renovate Two (2) Floors of Existing Jail

Description	Unit	Qty	Rate	Total
F1020 Integrated Construction				
43 Renovate 2nd and 3rd floor of Jail for two (2) additional courtrooms for General Division (key plan item #3R)	SF	14,000	250.00	3,500,000
<i>Integrated Construction</i>				\$3,500,000
ITEM D - RENOVATE TWO (2) FLOORS OF EXISTING JAIL				\$3,500,000

Washoe County Downtown Reno Civic Center Master Plan

Rough Order-of-Magnitude (ROM) Project Cost Estimate

Estimate Detail, Development Concept Option #1

DCO1 DEVELOPMENT CONCEPT OPTION #1

DCO1PH1 2025-2030 PROJECTS (5-10 YEAR PROJECTS)

DCO1E1 Item E1 - Mitigate Site (Existing Court Street Parking Area)

Description	Unit	Qty	Rate	Total
G2040 Site Development				
51 Existing Court Street parking area: remove and remediate (allowance, assumed required when constructing new parking structure)	SF	114,000	60.00	6,840,000
<i>Site Development</i>				\$6,840,000
ITEM E1 - MITIGATE SITE (EXISTING COURT STREET PARKING AREA)				\$6,840,000

Washoe County Downtown Reno Civic Center Master Plan

Rough Order-of-Magnitude (ROM) Project Cost Estimate

Estimate Detail, Development Concept Option #1

DCO1 DEVELOPMENT CONCEPT OPTION #1

DCO1PH1 2025-2030 PROJECTS (5-10 YEAR PROJECTS)

DCO1E2 Item E2 - Construct New Parking Structure (900-Spaces)

Description	Unit	Qty	Rate	Total
F1020 Integrated Construction				
44 Construct new parking structure of 900-spaces, allow 180-spaces below-grade (key plan item #7A)	EA	180	28,000.00	5,040,000
45 Construct new parking structure of 900-spaces, allow 720-spaces above-grade (key plan item #7A)	EA	720	19,250.00	13,860,000
			Integrated Construction	\$18,900,000
			ITEM E2 - CONSTRUCT NEW PARKING STRUCTURE (900-SPACES)	\$18,900,000

Washoe County Downtown Reno Civic Center Master Plan

Rough Order-of-Magnitude (ROM) Project Cost Estimate

Estimate Detail, Development Concept Option #1

DCO1 DEVELOPMENT CONCEPT OPTION #1

DCO1PH2 2030-2040 PROJECTS (5-10 YEAR PROJECTS)

DCO1F Item F - Construct New Washoe County Courthouse

Description	Unit	Qty	Rate	Total
F1020 Integrated Construction				
46 Construct new Washoe County Courthouse with Second Judicial District Court including general jurisdiction and family jurisdiction divisions (key plan item #5)	SF	208,292	450.00	93,731,400
			Integrated Construction	\$93,731,400
G2040 Site Development				
52 Court plaza/green space (area allowance, key plan item #8)	SF	10,000	75.00	750,000
			Site Development	\$750,000
ITEM F - CONSTRUCT NEW WASHOE COUNTY COURTHOUSE				\$94,481,400

Washoe County Downtown Reno Civic Center Master Plan

Rough Order-of-Magnitude (ROM) Project Cost Estimate

Estimate Detail, Development Concept Option #1

DCO1 DEVELOPMENT CONCEPT OPTION #1

DCO1PH2 2030-2040 PROJECTS (5-10 YEAR PROJECTS)

DCO1G Item G - Construct New Office Building

Description	Unit	Qty	Rate	Total
F1020 Integrated Construction				
47 Construct new Office Building (key plan item #6)	SF	224,965	350.00	78,737,750
Integrated Construction				\$78,737,750
G2040 Site Development				
52 Court plaza/green space (area allowance, key plan item #8)	SF	40,000	75.00	3,000,000
Site Development				\$3,000,000
ITEM G - CONSTRUCT NEW OFFICE BUILDING				\$81,737,750

Washoe County Downtown Reno Civic Center Master Plan

Rough Order-of-Magnitude (ROM) Project Cost Estimate

Estimate Detail, Development Concept Option #1

DCO1 DEVELOPMENT CONCEPT OPTION #1

DCO1PH2 2030-2040 PROJECTS (5-10 YEAR PROJECTS)

DCO1H Item H - Construct Additional New Parking Structure (900-Spaces)

Description	Unit	Qty	Rate	Total
F1020 Integrated Construction				
48 Construct new parking structure of 900-spaces, allow 180-spaces below-grade (key plan item #7B) (\$80/SF, 350SF per space)	EA	180	28,000.00	5,040,000
49 Construct new parking structure of 900-spaces, allow 720-spaces above-grade (key plan item #7B) (\$55/SF, 350SF per space)	EA	720	19,250.00	13,860,000
			Integrated Construction	\$18,900,000
			ITEM H - CONSTRUCT ADDITIONAL NEW PARKING STRUCTURE (900-SPACES)	\$18,900,000

Washoe County Downtown Reno Civic Center Master Plan

Rough Order-of-Magnitude (ROM) Project Cost Estimate

Estimate Detail, Development Concept Option #1

DCO1 DEVELOPMENT CONCEPT OPTION #1

DCO1PH2 2030-2040 PROJECTS (5-10 YEAR PROJECTS)

DCO1I Item I - Close Court Street, Create Unified Campus

Description	Unit	Qty	Rate	Total
G2040 Site Development				
50 Close Court Street, create unified campus (area allowance of 10,000SF, key plan item #9)	SF	10,000	125.00	1,250,000
<i>Site Development</i>				\$1,250,000
ITEM I - CLOSE COURT STREET, CREATE UNIFIED CAMPUS				\$1,250,000

Washoe County Downtown Reno Civic Center Master Plan

Rough Order-of-Magnitude (ROM) Project Cost Estimate

Estimate Detail, Development Concept Option #1

DCO1 DEVELOPMENT CONCEPT OPTION #1

DCO1PH2 2030-2040 PROJECTS (5-10 YEAR PROJECTS)

DCO1CHF Court Holding Facility

Description	Unit	Qty	Rate	Total
F1020 Integrated Construction				
58 Construction new Court Holding Facility	SF	40,000	425.00	17,000,000
			Integrated Construction	\$17,000,000
			COURT HOLDING FACILITY	\$17,000,000

WASHOE COUNTY DOWNTOWN RENO CIVIC CENTER MASTER PLAN

**ROUGH ORDER-OF-MAGNITUDE (ROM) PROJECT COST ESTIMATE
DEVELOPMENT CONCEPT OPTION #2**

JULY 12, 2019

Washoe County Downtown Reno Civic Center Master Plan

Rough Order-of-Magnitude (ROM) Project Cost Estimate

Project Details

Description

Basis of Estimate

This estimate has been prepared at the request of Arrington Watkins Architects and is to provide an estimate of probable construction and overall project costs for the various development concept option scopes of work included within the Washoe County Downtown Reno Civic Center Master Plan.

The estimate is based upon information included within the Master Plan prepared by Arrington Watkins Architects through early July 2019. Where information was insufficient, assumptions and allowances were made based wherever possible on discussions with the Architect and/or Engineers.

It is assumed that the construction elements within the Master Plan project will be competitively bid by at least four (4) to six (6) general contractors and that the awarded General Contractors and all Subcontractors will be required to pay market wage rates. **The estimate is for the sole use of providing high-level rough order-of-magnitude project budgets based on the available Master Plan information.** The estimate is not to be used for comparison with actual bids received at any time. Updated estimates based on final bidding documents will need to be provided for comparison with bids.

Unit pricing is based on July 2019 costs. Allowances for construction cost escalation have been included as follows:

- For 2020 to 2025 projects, 10%
- For 2025 to 2030 projects, 15%
- For 2030 to 2040 projects, 20%

Allowances for project-related soft costs have also been included (percentages applied to estimated total construction costs) as follows:

- For demolition scopes of work, 10%
- For parking structure scopes of work, 20%
- For renovation, new building and site development scopes of work, 30%

Items Specifically Included

- Cost premium for construction within an occupied building

Items Specifically Excluded

- Costs associated with sub-phasing the construction work
- Costs associated with out-of-hours working (unless specifically noted otherwise)
- Photovoltaics and other renewable energy resources
- Work outside the site boundaries unless noted otherwise
- Preconstruction service fees
- Land acquisition and related legal costs
- Items specifically marked as "Excl."
- Escalation beyond the stated timeframes
- P3 projects

Washoe County Downtown Reno Civic Center Master Plan

Rough Order-of-Magnitude (ROM) Project Cost Estimate

Estimate Summary, Development Concept Option #2 (Gross Project Costs)

Location	Total Cost
DCO2 DEVELOPMENT CONCEPT OPTION #2	
DCO2PH1 2025-2030 PROJECTS (5-10 YEAR PROJECTS)	
DCO2A Item A - Finish Two (2) Courtrooms in the Existing South Tower	1,495,000
DCO2B Item B - Renovate Two (2) Floors of Existing Jail (Additional Courtrooms)	5,232,500
DCO2C Item C - Renovate Two (2) Floors of Existing Jail	5,980,000
DCO2D Item D - Interior Remodel (Renovate Judges Chambers)	4,485,000
DCO2E1 Item E1 - Mitigate Site (Existing Court Street Parking Area)	8,652,600
DCO2E2 Item E2 - Construct New Parking Structure (900-Spaces)	26,082,000
<i>DCO2PH1 - 2025-2030 PROJECTS (5-10 YEAR PROJECTS)</i>	<u>\$51,927,100</u>
DCO2PH2 2030-2040 PROJECTS (5-10 YEAR PROJECTS)	
DCO2F Item F - Construct New Washoe County Courthouse	147,390,984
DCO2G Item G - Construct New Office Building	127,510,890
DCO2H Item H - Construct Additional New Parking Structure (900-Spaces)	27,216,000
DCO2I Item I - Close Court Street, Create Unified Campus	1,950,000
DCO2CHF Court Holding Facility	26,520,000
<i>DCO2PH2 - 2030-2040 PROJECTS (5-10 YEAR PROJECTS)</i>	<u>\$330,587,874</u>
DCO2 - DEVELOPMENT CONCEPT OPTION #2	<u>\$382,514,974</u>

Washoe County Downtown Reno Civic Center Master Plan

Rough Order-of-Magnitude (ROM) Project Cost Estimate

Estimate Summary, Development Concept Option #2

GFA: Gross Floor Area

Location		GFA SF	Cost/SF	Total Cost
DCO2 DEVELOPMENT CONCEPT OPTION #2				
DCO2PH1	2025-2030 PROJECTS (5-10 YEAR PROJECTS)			
DCO2A	Item A - Finish Two (2) Courtrooms in the Existing South Tower	20,000	50.00	1,000,000
DCO2B	Item B - Renovate Two (2) Floors of Existing Jail (Additional Courtrooms)	14,000	250.00	3,500,000
DCO2C	Item C - Renovate Two (2) Floors of Existing Jail	16,000	250.00	4,000,000
DCO2D	Item D - Interior Remodel (Renovate Judges Chambers)	12,000	250.00	3,000,000
DCO2E1	Item E1 - Mitigate Site (Existing Court Street Parking Area)	114,000	60.00	6,840,000
DCO2E2	Item E2 - Construct New Parking Structure (900-Spaces)	315,000	60.00	18,900,000
	<i>DCO2PH1 - 2025-2030 PROJECTS (5-10 YEAR PROJECTS)</i>	<i>491,000</i>	<i>\$75.85</i>	<i>\$37,240,000</i>
DCO2PH2	2030-2040 PROJECTS (5-10 YEAR PROJECTS)			
DCO2F	Item F - Construct New Washoe County Courthouse	208,292	453.60	94,481,400
DCO2G	Item G - Construct New Office Building	224,965	363.34	81,737,750
DCO2H	Item H - Construct Additional New Parking Structure (900-Spaces)	315,000	60.00	18,900,000
DCO2I	Item I - Close Court Street, Create Unified Campus	10,000	125.00	1,250,000
DCO2CHF	Court Holding Facility	40,000	425.00	17,000,000
	<i>DCO2PH2 - 2030-2040 PROJECTS (5-10 YEAR PROJECTS)</i>	<i>798,257</i>	<i>\$267.29</i>	<i>\$213,369,150</i>
	DCO2 - DEVELOPMENT CONCEPT OPTION #2	1,289,257	\$194.38	\$250,609,150
	ESTIMATED NET COST	1,289,257	\$194.38	\$250,609,150
MARGINS & ADJUSTMENTS				
	General Conditions & General Requirements (Included in Rates)			Incl.
	Bonds & Insurances (Included in Rates)			Incl.
	General Contractor's Overhead & Profit (Included in Rates)			Incl.
	Applicable State Sales & Use Tax (Included in Rates)			Incl.
	ESTIMATE OF PROBABLE CONSTRUCTION COSTS	1,289,257	\$194.38	\$250,609,150
	Cost Escalation (Various Allowances, refer to Project Details)	19.3 %		\$48,259,830
	ESTIMATE OF PROBABLE CONSTRUCTION COSTS	1,289,257	\$231.81	\$298,868,980

Washoe County Downtown Reno Civic Center Master Plan

Rough Order-of-Magnitude (ROM) Project Cost Estimate

Estimate Summary, Development Concept Option #2

GFA: Gross Floor Area

Location	GFA SF	Cost/SF	Total Cost
MARGINS & ADJUSTMENTS (continued)			
Project Related Soft Costs including Design Professional Fees, FF&E, Permit Fees, Testing & Inspections etc. (Allowance)	28.0 %		\$83,645,994
ESTIMATED TOTAL COST	1,289,257	\$296.69	\$382,514,974

Washoe County Downtown Reno Civic Center Master Plan

Rough Order-of-Magnitude (ROM) Project Cost Estimate

Estimate Detail, Development Concept Option #2

DCO2 DEVELOPMENT CONCEPT OPTION #2

DCO2PH1 2025-2030 PROJECTS (5-10 YEAR PROJECTS)

DCO2A Item A - Finish Two (2) Courtrooms in the Existing South Tower

Description	Unit	Qty	Rate	Total
F1020 Integrated Construction				
42 Finish two (2) courtrooms in South Tower for Family Division, minimal remodel work (key plan item #2)	SF	20,000	50.00	1,000,000
<i>Integrated Construction</i>				<u>\$1,000,000</u>
ITEM A - FINISH TWO (2) COURTROOMS IN THE EXISTING SOUTH TOWER				<u>\$1,000,000</u>

Washoe County Downtown Reno Civic Center Master Plan

Rough Order-of-Magnitude (ROM) Project Cost Estimate

Estimate Detail, Development Concept Option #2

DCO2 DEVELOPMENT CONCEPT OPTION #2

DCO2PH1 2025-2030 PROJECTS (5-10 YEAR PROJECTS)

DCO2B Item B - Renovate Two (2) Floors of Existing Jail (Additional Courtrooms)

Description	Unit	Qty	Rate	Total
F1020 Integrated Construction				
43 Renovate 2nd and 3rd floor of Jail for two (2) additional courtrooms for General Division (key plan item #3R)	SF	14,000	250.00	3,500,000
<i>Integrated Construction</i>				\$3,500,000
ITEM B - RENOVATE TWO (2) FLOORS OF EXISTING JAIL (ADDITIONAL COURTOOMS)				\$3,500,000

Washoe County Downtown Reno Civic Center Master Plan

Rough Order-of-Magnitude (ROM) Project Cost Estimate

Estimate Detail, Development Concept Option #2

DCO2 DEVELOPMENT CONCEPT OPTION #2

DCO2PH1 2025-2030 PROJECTS (5-10 YEAR PROJECTS)

DCO2C Item C - Renovate Two (2) Floors of Existing Jail

Description	Unit	Qty	Rate	Total
F1020 Integrated Construction				
53 Renovate 2nd and 3rd floor of Jail (key plan item #3R)	SF	16,000	250.00	4,000,000
Integrated Construction				\$4,000,000
ITEM C - RENOVATE TWO (2) FLOORS OF EXISTING JAIL				\$4,000,000

Washoe County Downtown Reno Civic Center Master Plan

Rough Order-of-Magnitude (ROM) Project Cost Estimate

Estimate Detail, Development Concept Option #2

DCO2 DEVELOPMENT CONCEPT OPTION #2

DCO2PH1 2025-2030 PROJECTS (5-10 YEAR PROJECTS)

DCO2D Item D - Interior Remodel (Renovate Judges Chambers)

Description	Unit	Qty	Rate	Total
F1020 Integrated Construction				
54 Interior remodel - renovation of existing Judges Chambers (key plan item #4R)	SF	12,000	250.00	3,000,000
			Integrated Construction	\$3,000,000
			ITEM D - INTERIOR REMODEL (RENOVATE JUDGES CHAMBERS)	\$3,000,000

Washoe County Downtown Reno Civic Center Master Plan

Rough Order-of-Magnitude (ROM) Project Cost Estimate

Estimate Detail, Development Concept Option #2

DCO2 DEVELOPMENT CONCEPT OPTION #2

DCO2PH1 2025-2030 PROJECTS (5-10 YEAR PROJECTS)

DCO2E1 Item E1 - Mitigate Site (Existing Court Street Parking Area)

Description	Unit	Qty	Rate	Total
G2040 Site Development				
51 Existing Court Street parking area: remove and remediate (allowance, assumed required when constructing new parking structure)	SF	114,000	60.00	6,840,000
			<i>Site Development</i>	\$6,840,000
			ITEM E1 - MITIGATE SITE (EXISTING COURT STREET PARKING AREA)	\$6,840,000

Washoe County Downtown Reno Civic Center Master Plan

Rough Order-of-Magnitude (ROM) Project Cost Estimate

Estimate Detail, Development Concept Option #2

DCO2 DEVELOPMENT CONCEPT OPTION #2

DCO2PH1 2025-2030 PROJECTS (5-10 YEAR PROJECTS)

DCO2E2 Item E2 - Construct New Parking Structure (900-Spaces)

Description	Unit	Qty	Rate	Total
F1020 Integrated Construction				
44 Construct new parking structure of 900-spaces, allow 180-spaces below-grade (key plan item #7A)	EA	180	28,000.00	5,040,000
45 Construct new parking structure of 900-spaces, allow 720-spaces above-grade (key plan item #7A)	EA	720	19,250.00	13,860,000
			Integrated Construction	\$18,900,000
			ITEM E2 - CONSTRUCT NEW PARKING STRUCTURE (900-SPACES)	\$18,900,000

Washoe County Downtown Reno Civic Center Master Plan

Rough Order-of-Magnitude (ROM) Project Cost Estimate

Estimate Detail, Development Concept Option #2

DCO2 DEVELOPMENT CONCEPT OPTION #2

DCO2PH2 2030-2040 PROJECTS (5-10 YEAR PROJECTS)

DCO2F Item F - Construct New Washoe County Courthouse

Description	Unit	Qty	Rate	Total
F1020 Integrated Construction				
46 Construct new Washoe County Courthouse with Second Judicial District Court including general jurisdiction and family jurisdiction divisions (key plan item #5)	SF	208,292	450.00	93,731,400
			Integrated Construction	\$93,731,400
G2040 Site Development				
52 Court plaza/green space (area allowance, key plan item #8)	SF	10,000	75.00	750,000
			Site Development	\$750,000
ITEM F - CONSTRUCT NEW WASHOE COUNTY COURTHOUSE				\$94,481,400

Washoe County Downtown Reno Civic Center Master Plan

Rough Order-of-Magnitude (ROM) Project Cost Estimate

Estimate Detail, Development Concept Option #2

DCO2 DEVELOPMENT CONCEPT OPTION #2

DCO2PH2 2030-2040 PROJECTS (5-10 YEAR PROJECTS)

DCO2G Item G - Construct New Office Building

Description	Unit	Qty	Rate	Total
F1020 Integrated Construction				
47 Construct new Office Building (key plan item #6)	SF	224,965	350.00	78,737,750
Integrated Construction				\$78,737,750
G2040 Site Development				
52 Court plaza/green space (area allowance, key plan item #8)	SF	40,000	75.00	3,000,000
Site Development				\$3,000,000
ITEM G - CONSTRUCT NEW OFFICE BUILDING				\$81,737,750

Washoe County Downtown Reno Civic Center Master Plan

Rough Order-of-Magnitude (ROM) Project Cost Estimate

Estimate Detail, Development Concept Option #2

DCO2 DEVELOPMENT CONCEPT OPTION #2

DCO2PH2 2030-2040 PROJECTS (5-10 YEAR PROJECTS)

DCO2H Item H - Construct Additional New Parking Structure (900-Spaces)

Description	Unit	Qty	Rate	Total
F1020 Integrated Construction				
48 Construct new parking structure of 900-spaces, allow 180-spaces below-grade (key plan item #7B) (\$80/SF, 350SF per space)	EA	180	28,000.00	5,040,000
49 Construct new parking structure of 900-spaces, allow 720-spaces above-grade (key plan item #7B) (\$55/SF, 350SF per space)	EA	720	19,250.00	13,860,000
			Integrated Construction	\$18,900,000
			ITEM H - CONSTRUCT ADDITIONAL NEW PARKING STRUCTURE (900-SPACES)	\$18,900,000

Washoe County Downtown Reno Civic Center Master Plan

Rough Order-of-Magnitude (ROM) Project Cost Estimate

Estimate Detail, Development Concept Option #2

DCO2 DEVELOPMENT CONCEPT OPTION #2

DCO2PH2 2030-2040 PROJECTS (5-10 YEAR PROJECTS)

DCO2I Item I - Close Court Street, Create Unified Campus

Description	Unit	Qty	Rate	Total
G2040 Site Development				
50 Close Court Street, create unified campus (area allowance of 10,000SF, key plan item #9)	SF	10,000	125.00	1,250,000
<i>Site Development</i>				\$1,250,000
ITEM I - CLOSE COURT STREET, CREATE UNIFIED CAMPUS				\$1,250,000

Washoe County Downtown Reno Civic Center Master Plan

Rough Order-of-Magnitude (ROM) Project Cost Estimate

Estimate Detail, Development Concept Option #2

DCO2 DEVELOPMENT CONCEPT OPTION #2

DCO2PH2 2030-2040 PROJECTS (5-10 YEAR PROJECTS)

DCO2CHF Court Holding Facility

Description	Unit	Qty	Rate	Total
F1020 Integrated Construction				
58 Construction new Court Holding Facility	SF	40,000	425.00	17,000,000
			Integrated Construction	\$17,000,000
			COURT HOLDING FACILITY	\$17,000,000

WASHOE COUNTY DOWNTOWN RENO CIVIC CENTER MASTER PLAN

**ROUGH ORDER-OF-MAGNITUDE (ROM) PROJECT COST ESTIMATE
DEVELOPMENT CONCEPT OPTION #3**

JULY 12, 2019

Washoe County Downtown Reno Civic Center Master Plan

Rough Order-of-Magnitude (ROM) Project Cost Estimate

Project Details

Description

Basis of Estimate

This estimate has been prepared at the request of Arrington Watkins Architects and is to provide an estimate of probable construction and overall project costs for the various development concept option scopes of work included within the Washoe County Downtown Reno Civic Center Master Plan.

The estimate is based upon information included within the Master Plan prepared by Arrington Watkins Architects through early July 2019. Where information was insufficient, assumptions and allowances were made based wherever possible on discussions with the Architect and/or Engineers.

It is assumed that the construction elements within the Master Plan project will be competitively bid by at least four (4) to six (6) general contractors and that the awarded General Contractors and all Subcontractors will be required to pay market wage rates. **The estimate is for the sole use of providing high-level rough order-of-magnitude project budgets based on the available Master Plan information.** The estimate is not to be used for comparison with actual bids received at any time. Updated estimates based on final bidding documents will need to be provided for comparison with bids.

Unit pricing is based on July 2019 costs. Allowances for construction cost escalation have been included as follows:

- For 2020 to 2025 projects, 10%
- For 2025 to 2030 projects, 15%
- For 2030 to 2040 projects, 20%

Allowances for project-related soft costs have also been included (percentages applied to estimated total construction costs) as follows:

- For demolition scopes of work, 10%
- For parking structure scopes of work, 20%
- For renovation, new building and site development scopes of work, 30%

Items Specifically Included

- Cost premium for construction within an occupied building

Items Specifically Excluded

- Costs associated with sub-phasing the construction work
- Costs associated with out-of-hours working (unless specifically noted otherwise)
- Photovoltaics and other renewable energy resources
- Work outside the site boundaries unless noted otherwise
- Preconstruction service fees
- Land acquisition and related legal costs
- Items specifically marked as "Excl."
- Escalation beyond the stated timeframes
- P3 projects

Washoe County Downtown Reno Civic Center Master Plan

Rough Order-of-Magnitude (ROM) Project Cost Estimate

Estimate Summary, Development Concept Option #3 (Gross Project Costs)

Location	Total Cost
DCO3 DEVELOPMENT CONCEPT OPTION #3	
DCO3PH1 2025-2030 PROJECTS (5-10 YEAR PROJECTS)	
DCO3A Item A - Renovate Two (2) Floors of Existing Jail	5,232,500
DCO3B Item B - Interior Remodel (Renovate Judges Chambers)	4,485,000
DCO3C1 Item C1 - Mitigate Site (Existing Court Street Parking Area)	8,652,600
DCO3C2 Item C2 - Construct New Parking Structure (900-Spaces)	26,082,000
<i>DCO3PH1 - 2025-2030 PROJECTS (5-10 YEAR PROJECTS)</i>	<u>\$44,452,100</u>
DCO3PH2 2030-2040 PROJECTS (5-10 YEAR PROJECTS)	
DCO3D Item D - Construct New Washoe County Courthouse	147,390,984
DCO3E Item E - Construct New Office Building	127,510,890
DCO3F Item F - Construct Additional New Parking Structure (900-Spaces)	27,216,000
DCO3G Item G - Close Court Street, Create Unified Campus	1,950,000
DCO3CHF Court Holding Facility	26,520,000
<i>DCO3PH2 - 2030-2040 PROJECTS (5-10 YEAR PROJECTS)</i>	<u>\$330,587,874</u>
DCO3 - DEVELOPMENT CONCEPT OPTION #3	<u>\$375,039,974</u>

Washoe County Downtown Reno Civic Center Master Plan

Rough Order-of-Magnitude (ROM) Project Cost Estimate

Estimate Summary, Development Concept Option #3

GFA: Gross Floor Area

Location	GFA SF	Cost/SF	Total Cost	
DCO3 DEVELOPMENT CONCEPT OPTION #3				
DCO3PH1 2025-2030 PROJECTS (5-10 YEAR PROJECTS)				
DCO3A	Item A - Renovate Two (2) Floors of Existing Jail	14,000	250.00	3,500,000
DCO3B	Item B - Interior Remodel (Renovate Judges Chambers)	12,000	250.00	3,000,000
DCO3C1	Item C1 - Mitigate Site (Existing Court Street Parking Area)	114,000	60.00	6,840,000
DCO3C2	Item C2 - Construct New Parking Structure (900-Spaces)	315,000	60.00	18,900,000
<i>DCO3PH1 - 2025-2030 PROJECTS (5-10 YEAR PROJECTS)</i>		<i>455,000</i>	<i>\$70.86</i>	<i>\$32,240,000</i>
DCO3PH2 2030-2040 PROJECTS (5-10 YEAR PROJECTS)				
DCO3D	Item D - Construct New Washoe County Courthouse	208,292	453.60	94,481,400
DCO3E	Item E - Construct New Office Building	224,965	363.34	81,737,750
DCO3F	Item F - Construct Additional New Parking Structure (900-Spaces)	315,000	60.00	18,900,000
DCO3G	Item G - Close Court Street, Create Unified Campus	10,000	125.00	1,250,000
DCO3CHF	Court Holding Facility	40,000	425.00	17,000,000
<i>DCO3PH2 - 2030-2040 PROJECTS (5-10 YEAR PROJECTS)</i>		<i>798,257</i>	<i>\$267.29</i>	<i>\$213,369,150</i>
DCO3 - DEVELOPMENT CONCEPT OPTION #3		1,253,257	\$195.98	\$245,609,150
ESTIMATED NET COST		1,253,257	\$195.98	\$245,609,150
MARGINS & ADJUSTMENTS				
General Conditions & General Requirements (Included in Rates)			Incl.	
Bonds & Insurances (Included in Rates)			Incl.	
General Contractor's Overhead & Profit (Included in Rates)			Incl.	
Applicable State Sales & Use Tax (Included in Rates)			Incl.	
ESTIMATE OF PROBABLE CONSTRUCTION COSTS		1,253,257	\$195.98	\$245,609,150
Cost Escalation (Various Allowances, refer to Project Details)	19.3 %			\$47,509,830
ESTIMATE OF PROBABLE CONSTRUCTION COSTS		1,253,257	\$233.89	\$293,118,980
Project Related Soft Costs including Design Professional Fees, FF&E, Permit Fees, Testing & Inspections etc. (Allowance)	27.9 %			\$81,920,994
ESTIMATED TOTAL COST		1,253,257	\$299.25	\$375,039,974

Washoe County Downtown Reno Civic Center Master Plan

Rough Order-of-Magnitude (ROM) Project Cost Estimate

Estimate Detail, Development Concept Option #3

DCO3 DEVELOPMENT CONCEPT OPTION #3

DCO3PH1 2025-2030 PROJECTS (5-10 YEAR PROJECTS)

DCO3A Item A - Renovate Two (2) Floors of Existing Jail

Description	Unit	Qty	Rate	Total
F1020 Integrated Construction				
43 Renovate 2nd and 3rd floor of Jail for two (2) additional courtrooms for General Division (key plan item #3R)	SF	14,000	250.00	3,500,000
<i>Integrated Construction</i>				\$3,500,000
ITEM A - RENOVATE TWO (2) FLOORS OF EXISTING JAIL				\$3,500,000

Washoe County Downtown Reno Civic Center Master Plan

Rough Order-of-Magnitude (ROM) Project Cost Estimate

Estimate Detail, Development Concept Option #3

DCO3 DEVELOPMENT CONCEPT OPTION #3

DCO3PH1 2025-2030 PROJECTS (5-10 YEAR PROJECTS)

DCO3B Item B - Interior Remodel (Renovate Judges Chambers)

Description	Unit	Qty	Rate	Total
F1020 Integrated Construction				
54 Interior remodel - renovation of existing Judges Chambers (key plan item #4R)	SF	12,000	250.00	3,000,000
Integrated Construction				\$3,000,000
ITEM B - INTERIOR REMODEL (RENOVATE JUDGES CHAMBERS)				\$3,000,000

Washoe County Downtown Reno Civic Center Master Plan

Rough Order-of-Magnitude (ROM) Project Cost Estimate

Estimate Detail, Development Concept Option #3

DCO3 DEVELOPMENT CONCEPT OPTION #3

DCO3PH1 2025-2030 PROJECTS (5-10 YEAR PROJECTS)

DCO3C1 Item C1 - Mitigate Site (Existing Court Street Parking Area)

Description	Unit	Qty	Rate	Total
G2040 Site Development				
51 Existing Court Street parking area: remove and remediate (allowance, assumed required when constructing new parking structure)	SF	114,000	60.00	6,840,000
			<i>Site Development</i>	\$6,840,000
			ITEM C1 - MITIGATE SITE (EXISTING COURT STREET PARKING AREA)	\$6,840,000

Washoe County Downtown Reno Civic Center Master Plan

Rough Order-of-Magnitude (ROM) Project Cost Estimate

Estimate Detail, Development Concept Option #3

DCO3 DEVELOPMENT CONCEPT OPTION #3

DCO3PH1 2025-2030 PROJECTS (5-10 YEAR PROJECTS)

DCO3C2 Item C2 - Construct New Parking Structure (900-Spaces)

Description	Unit	Qty	Rate	Total
F1020 Integrated Construction				
44 Construct new parking structure of 900-spaces, allow 180-spaces below-grade (key plan item #7A)	EA	180	28,000.00	5,040,000
45 Construct new parking structure of 900-spaces, allow 720-spaces above-grade (key plan item #7A)	EA	720	19,250.00	13,860,000
Integrated Construction				\$18,900,000
ITEM C2 - CONSTRUCT NEW PARKING STRUCTURE (900-SPACES)				\$18,900,000

Washoe County Downtown Reno Civic Center Master Plan

Rough Order-of-Magnitude (ROM) Project Cost Estimate

Estimate Detail, Development Concept Option #3

DCO3 DEVELOPMENT CONCEPT OPTION #3

DCO3PH2 2030-2040 PROJECTS (5-10 YEAR PROJECTS)

DCO3D Item D - Construct New Washoe County Courthouse

Description	Unit	Qty	Rate	Total
F1020 Integrated Construction				
46 Construct new Washoe County Courthouse with Second Judicial District Court including general jurisdiction and family jurisdiction divisions (key plan item #5)	SF	208,292	450.00	93,731,400
Integrated Construction				\$93,731,400
G2040 Site Development				
52 Court plaza/green space (area allowance, key plan item #8)	SF	10,000	75.00	750,000
Site Development				\$750,000
ITEM D - CONSTRUCT NEW WASHOE COUNTY COURTHOUSE				\$94,481,400

Washoe County Downtown Reno Civic Center Master Plan

Rough Order-of-Magnitude (ROM) Project Cost Estimate

Estimate Detail, Development Concept Option #3

DCO3 DEVELOPMENT CONCEPT OPTION #3

DCO3PH2 2030-2040 PROJECTS (5-10 YEAR PROJECTS)

DCO3E Item E - Construct New Office Building

Description	Unit	Qty	Rate	Total
F1020 Integrated Construction				
47 Construct new Office Building (key plan item #6)	SF	224,965	350.00	78,737,750
Integrated Construction				\$78,737,750
G2040 Site Development				
52 Court plaza/green space (area allowance, key plan item #8)	SF	40,000	75.00	3,000,000
Site Development				\$3,000,000
ITEM E - CONSTRUCT NEW OFFICE BUILDING				\$81,737,750

Washoe County Downtown Reno Civic Center Master Plan

Rough Order-of-Magnitude (ROM) Project Cost Estimate

Estimate Detail, Development Concept Option #3

DCO3 DEVELOPMENT CONCEPT OPTION #3

DCO3PH2 2030-2040 PROJECTS (5-10 YEAR PROJECTS)

DCO3F Item F - Construct Additional New Parking Structure (900-Spaces)

Description	Unit	Qty	Rate	Total
F1020 Integrated Construction				
48 Construct new parking structure of 900-spaces, allow 180-spaces below-grade (key plan item #7B) (\$80/SF, 350SF per space)	EA	180	28,000.00	5,040,000
49 Construct new parking structure of 900-spaces, allow 720-spaces above-grade (key plan item #7B) (\$55/SF, 350SF per space)	EA	720	19,250.00	13,860,000
			Integrated Construction	\$18,900,000
			ITEM F - CONSTRUCT ADDITIONAL NEW PARKING STRUCTURE (900-SPACES)	\$18,900,000

Washoe County Downtown Reno Civic Center Master Plan

Rough Order-of-Magnitude (ROM) Project Cost Estimate

Estimate Detail, Development Concept Option #3

DCO3 DEVELOPMENT CONCEPT OPTION #3

DCO3PH2 2030-2040 PROJECTS (5-10 YEAR PROJECTS)

DCO3G Item G - Close Court Street, Create Unified Campus

Description	Unit	Qty	Rate	Total
G2040 Site Development				
50 Close Court Street, create unified campus (area allowance of 10,000SF, key plan item #9)	SF	10,000	125.00	1,250,000
<i>Site Development</i>				\$1,250,000
ITEM G - CLOSE COURT STREET, CREATE UNIFIED CAMPUS				\$1,250,000

Washoe County Downtown Reno Civic Center Master Plan

Rough Order-of-Magnitude (ROM) Project Cost Estimate

Estimate Detail, Development Concept Option #3

DCO3 DEVELOPMENT CONCEPT OPTION #3

DCO3PH2 2030-2040 PROJECTS (5-10 YEAR PROJECTS)

DCO3CHF Court Holding Facility

Description	Unit	Qty	Rate	Total
F1020 Integrated Construction				
58 Construction new Court Holding Facility	SF	40,000	425.00	17,000,000
			Integrated Construction	\$17,000,000
			COURT HOLDING FACILITY	\$17,000,000

WASHOE COUNTY DOWNTOWN RENO CIVIC CENTER MASTER PLAN

ROUGH ORDER-OF-MAGNITUDE (ROM) PROJECT COST ESTIMATE
DEVELOPMENT CONCEPT OPTION #4

JULY 12, 2019

Washoe County Downtown Reno Civic Center Master Plan

Rough Order-of-Magnitude (ROM) Project Cost Estimate

Project Details

Description

Basis of Estimate

This estimate has been prepared at the request of Arrington Watkins Architects and is to provide an estimate of probable construction and overall project costs for the various development concept option scopes of work included within the Washoe County Downtown Reno Civic Center Master Plan.

The estimate is based upon information included within the Master Plan prepared by Arrington Watkins Architects through early July 2019. Where information was insufficient, assumptions and allowances were made based wherever possible on discussions with the Architect and/or Engineers.

It is assumed that the construction elements within the Master Plan project will be competitively bid by at least four (4) to six (6) general contractors and that the awarded General Contractors and all Subcontractors will be required to pay market wage rates. **The estimate is for the sole use of providing high-level rough order-of-magnitude project budgets based on the available Master Plan information.** The estimate is not to be used for comparison with actual bids received at any time. Updated estimates based on final bidding documents will need to be provided for comparison with bids.

Unit pricing is based on July 2019 costs. Allowances for construction cost escalation have been included as follows:

- For 2020 to 2025 projects, 10%
- For 2025 to 2030 projects, 15%
- For 2030 to 2040 projects, 20%

Allowances for project-related soft costs have also been included (percentages applied to estimated total construction costs) as follows:

- For demolition scopes of work, 10%
- For parking structure scopes of work, 20%
- For renovation, new building and site development scopes of work, 30%

Items Specifically Included

- Cost premium for construction within an occupied building

Items Specifically Excluded

- Costs associated with sub-phasing the construction work
- Costs associated with out-of-hours working (unless specifically noted otherwise)
- Photovoltaics and other renewable energy resources
- Work outside the site boundaries unless noted otherwise
- Preconstruction service fees
- Land acquisition and related legal costs
- Items specifically marked as "Excl."
- Escalation beyond the stated timeframes
- P3 projects

Washoe County Downtown Reno Civic Center Master Plan

Rough Order-of-Magnitude (ROM) Project Cost Estimate

Estimate Summary, Development Concept Option #4 (Gross Project Costs)

Location	Total Cost
DCO4 DEVELOPMENT CONCEPT OPTION #4	
DCO4PH1 2020-2025 PROJECT (5 YEAR PROJECT)	
DCO4A Item A - Finish Two (2) Courtrooms in the Existing South Tower	1,430,000
<i>DCO4PH1 - 2020-2025 PROJECT (5 YEAR PROJECT)</i>	<u>\$1,430,000</u>
DCO4PH2 2025-2030 PROJECTS (5-10 YEAR PROJECTS)	
DCO4B Item B - Construct New Washoe County Courthouse	187,795,920
DCO4C Item C - Construct New Office Building	122,197,937
DCO4D1 Item D1 - Mitigate Site (Existing Court Street Parking Area)	8,652,600
DCO4D2 Item D2 - Construct New Parking Structure (1,800-Spaces)	52,164,000
DCO4E1 Item E1 - Demolish Existing Structures (Old Jail, Court)	2,638,765
DCO4E2 Item E2 - Historic Courthouse Preservation	7,301,879
DCO4F Item F - Close Court Street, Create Unified Campus	1,868,750
DCO4CHF Court Holding Facility	25,415,000
<i>DCO4PH2 - 2025-2030 PROJECTS (5-10 YEAR PROJECTS)</i>	<u>\$408,034,851</u>
DCO4 - DEVELOPMENT CONCEPT OPTION #4	<u>\$409,464,851</u>

Washoe County Downtown Reno Civic Center Master Plan

Rough Order-of-Magnitude (ROM) Project Cost Estimate

Estimate Summary, Development Concept Option #4

GFA: Gross Floor Area

Location		GFA SF	Cost/SF	Total Cost
DCO4 DEVELOPMENT CONCEPT OPTION #4				
DCO4PH1	2020-2025 PROJECT (5 YEAR PROJECT)			
DCO4A	Item A - Finish Two (2) Courtrooms in the Existing South Tower	20,000	50.00	1,000,000
	<i>DCO4PH1 - 2020-2025 PROJECT (5 YEAR PROJECT)</i>	<i>20,000</i>	<i>\$50.00</i>	<i>\$1,000,000</i>
DCO4PH2	2025-2030 PROJECTS (5-10 YEAR PROJECTS)			
DCO4B	Item B - Construct New Washoe County Courthouse	277,480	452.70	125,616,000
DCO4C	Item C - Construct New Office Building	224,965	363.34	81,737,750
DCO4D1	Item D1 - Mitigate Site (Existing Court Street Parking Area)	114,000	60.00	6,840,000
DCO4D2	Item D2 - Construct New Parking Structure (1,800-Spaces)	630,000	60.00	37,800,000
DCO4E1	Item E1 - Demolish Existing Structures (Old Jail, Court)	104,299	20.00	2,085,980
DCO4E2	Item E2 - Historic Courthouse Preservation	48,842	100.00	4,884,200
DCO4F	Item F - Close Court Street, Create Unified Campus	10,000	125.00	1,250,000
DCO4CHF	Court Holding Facility	40,000	425.00	17,000,000
	<i>DCO4PH2 - 2025-2030 PROJECTS (5-10 YEAR PROJECTS)</i>	<i>1,449,586</i>	<i>\$191.24</i>	<i>\$277,213,930</i>
	DCO4 - DEVELOPMENT CONCEPT OPTION #4	1,469,586	\$189.31	\$278,213,930
	ESTIMATED NET COST	1,469,586	\$189.31	\$278,213,930
MARGINS & ADJUSTMENTS				
	General Conditions & General Requirements (Included in Rates)			Incl.
	Bonds & Insurances (Included in Rates)			Incl.
	General Contractor's Overhead & Profit (Included in Rates)			Incl.
	Applicable State Sales & Use Tax (Included in Rates)			Incl.
	ESTIMATE OF PROBABLE CONSTRUCTION COSTS	1,469,586	\$189.31	\$278,213,930
	Cost Escalation (Various Allowances, refer to Project Details)	15.0 %		\$41,682,090
	ESTIMATE OF PROBABLE CONSTRUCTION COSTS	1,469,586	\$217.68	\$319,896,020
	Project Related Soft Costs including Design Professional Fees, FF&E, Permit Fees, Testing & Inspections etc. (Allowance)	28.0 %		\$89,568,831
	ESTIMATED TOTAL COST	1,469,586	\$278.63	\$409,464,851

Washoe County Downtown Reno Civic Center Master Plan

Rough Order-of-Magnitude (ROM) Project Cost Estimate

Estimate Detail, Development Concept Option #4

DCO4 DEVELOPMENT CONCEPT OPTION #4

DCO4PH1 2020-2025 PROJECT (5 YEAR PROJECT)

DCO4A Item A - Finish Two (2) Courtrooms in the Existing South Tower

Description	Unit	Qty	Rate	Total
F1020 Integrated Construction				
42 Finish two (2) courtrooms in South Tower for Family Division, minimal remodel work (key plan item #2)	SF	20,000	50.00	1,000,000
Integrated Construction				\$1,000,000
ITEM A - FINISH TWO (2) COURTROOMS IN THE EXISTING SOUTH TOWER				\$1,000,000

Washoe County Downtown Reno Civic Center Master Plan

Rough Order-of-Magnitude (ROM) Project Cost Estimate

Estimate Detail, Development Concept Option #4

DCO4 DEVELOPMENT CONCEPT OPTION #4

DCO4PH2 2025-2030 PROJECTS (5-10 YEAR PROJECTS)

DCO4B Item B - Construct New Washoe County Courthouse

Description	Unit	Qty	Rate	Total
F1020 Integrated Construction				
46 Construct new Washoe County Courthouse with Second Judicial District Court including general jurisdiction and family jurisdiction divisions (key plan item #5)	SF	277,480	450.00	124,866,000
			Integrated Construction	\$124,866,000
G2040 Site Development				
52 Court plaza/green space (area allowance, key plan item #8)	SF	10,000	75.00	750,000
			Site Development	\$750,000
ITEM B - CONSTRUCT NEW WASHOE COUNTY COURTHOUSE				\$125,616,000

Washoe County Downtown Reno Civic Center Master Plan

Rough Order-of-Magnitude (ROM) Project Cost Estimate

Estimate Detail, Development Concept Option #4

DCO4 DEVELOPMENT CONCEPT OPTION #4

DCO4PH2 2025-2030 PROJECTS (5-10 YEAR PROJECTS)

DCO4C Item C - Construct New Office Building

Description	Unit	Qty	Rate	Total
F1020 Integrated Construction				
47 Construct new Office Building (key plan item #6)	SF	224,965	350.00	78,737,750
Integrated Construction				\$78,737,750
G2040 Site Development				
52 Court plaza/green space (area allowance, key plan item #8)	SF	40,000	75.00	3,000,000
Site Development				\$3,000,000
ITEM C - CONSTRUCT NEW OFFICE BUILDING				\$81,737,750

Washoe County Downtown Reno Civic Center Master Plan

Rough Order-of-Magnitude (ROM) Project Cost Estimate

Estimate Detail, Development Concept Option #4

DCO4 DEVELOPMENT CONCEPT OPTION #4

DCO4PH2 2025-2030 PROJECTS (5-10 YEAR PROJECTS)

DCO4D1 Item D1 - Mitigate Site (Existing Court Street Parking Area)

Description	Unit	Qty	Rate	Total
G2040 Site Development				
51 Existing Court Street parking area: remove and remediate (allowance, assumed required when constructing new parking structure)	SF	114,000	60.00	6,840,000
Site Development				\$6,840,000
ITEM D1 - MITIGATE SITE (EXISTING COURT STREET PARKING AREA)				\$6,840,000

Washoe County Downtown Reno Civic Center Master Plan

Rough Order-of-Magnitude (ROM) Project Cost Estimate

Estimate Detail, Development Concept Option #4

DCO4 DEVELOPMENT CONCEPT OPTION #4

DCO4PH2 2025-2030 PROJECTS (5-10 YEAR PROJECTS)

DCO4D2 Item D2 - Construct New Parking Structure (1,800-Spaces)

Description	Unit	Qty	Rate	Total
F1020 Integrated Construction				
55 Construct new parking structure of 1,800-spaces, allow 360-spaces below-grade (key plan item #7)	EA	360	28,000.00	10,080,000
57 Construct new parking structure of 1,800-spaces, allow 1,440-spaces above-grade (key plan item #7)	EA	1,440	19,250.00	27,720,000
Integrated Construction				\$37,800,000
ITEM D2 - CONSTRUCT NEW PARKING STRUCTURE (1,800-SPACES)				\$37,800,000

Washoe County Downtown Reno Civic Center Master Plan

Rough Order-of-Magnitude (ROM) Project Cost Estimate

Estimate Detail, Development Concept Option #4

DCO4 DEVELOPMENT CONCEPT OPTION #4

DCO4PH2 2025-2030 PROJECTS (5-10 YEAR PROJECTS)

DCO4E1 Item E1 - Demolish Existing Structures (Old Jail, Court)

Description	Unit	Qty	Rate	Total
F2010 Building Elements Demolition				
35 Historic courthouse (old jail and 1965 court addition): demolish and dispose (key plan items #3D, #4D), basement Central Plant to remain	SF	104,299	20.00	2,085,980
Building Elements Demolition				\$2,085,980
ITEM E1 - DEMOLISH EXISTING STRUCTURES (OLD JAIL, COURT)				\$2,085,980

Washoe County Downtown Reno Civic Center Master Plan

Rough Order-of-Magnitude (ROM) Project Cost Estimate

Estimate Detail, Development Concept Option #4

DCO4 DEVELOPMENT CONCEPT OPTION #4

DCO4PH2 2025-2030 PROJECTS (5-10 YEAR PROJECTS)

DCO4E2 Item E2 - Historic Courthouse Preservation

Description	Unit	Qty	Rate	Total
F1020 Integrated Construction				
36 Historic courthouse (original 1910 court and 1945 court): preservation (allowance)	SF	48,842	100.00	4,884,200
Integrated Construction				\$4,884,200
ITEM E2 - HISTORIC COURTHOUSE PRESERVATION				\$4,884,200

Washoe County Downtown Reno Civic Center Master Plan

Rough Order-of-Magnitude (ROM) Project Cost Estimate

Estimate Detail, Development Concept Option #4

DCO4 DEVELOPMENT CONCEPT OPTION #4

DCO4PH2 2025-2030 PROJECTS (5-10 YEAR PROJECTS)

DCO4F Item F - Close Court Street, Create Unified Campus

Description	Unit	Qty	Rate	Total
G2040 Site Development				
50 Close Court Street, create unified campus (area allowance of 10,000SF, key plan item #9)	SF	10,000	125.00	1,250,000
<i>Site Development</i>				\$1,250,000
ITEM F - CLOSE COURT STREET, CREATE UNIFIED CAMPUS				\$1,250,000

WASHOE COUNTY DOWNTOWN
MASTER PLAN UPDATE

CHAPTER 6:
FINAL RECOMMENDATIONS



6.1 Introduction

Based upon the CGL/AW team developed population projections consistent with current Washoe County population growth trends and current needs assessment, the Washoe County Downtown Reno court system is in a growth mode.

Because it takes Washoe County up to 5 years to plan, design and construct new facilities, this master plan analyzed several options and concepts for which the various options included both some interim steps necessary to address immediate growth needs prior to the construction of a large scale development that includes new justice court house, expanded parking capacity, Human Services Office Building and development of a holistic campus. Several of the project options are extended into the years of 2030 to 2040 for which there is an accumulative and large dollar value for construction escalation costs, without any increased benefit or value to the project.

Based on the final results of the planning team's analysis the following projects are presented in priority order as those projects for which Washoe County should consider for future implementation.

High Priority Projects

Development Concept Option 4

Combination of interim steps and large scale development - Tenant Improvements and new ground up development

Includes the following building components per key plan item references:

2. - 1 S. Sierra Street - 2 new court rooms on the 3rd floor of the South Tower
- 3D. - 75 Court Street - Demolish existing old jail
- 4D. - 75 Court Street – Demolish existing judge's chambers and court functions
10. - Court Street parking area - New ground up construction – New court house and all required court support functions
11. - Court Street Parking Area - New ground up construction – New Office Building for Alternate Public Defender, Public Defender and Human Services
12. - 1,800 stalls - Pioneer Parking Area - New ground up construction – New parking structure
13. - Green space – Court plaza
14. - Closure of Court Street to vehicular traffic – Creation of a unified campus with additional green space

This option includes interior renovations/tenant improvement of existing buildings, demolition of existing structures and construction of new facilities.

Project Development

2025 – Projects 5 years

- G. Furnish 2 courtrooms in 1 S. Sierra 3rd floor South Tower – for Family Division

2025 – 2030 - Projects 5 years

- H. Construct new Washoe County Courthouse with Second Judicial District Court general jurisdiction and family jurisdiction divisions, Pre-Arrestment Sheriff Office Holding – About 200 beds of 198,200 DGSF X 1.4 = 277,480 SF
- I. Construct new office building for HS, PD, APD of 173,050 DGSF X 1.3 = 224,965 SF - Note: When the HS, PD and ADP vacate their current location, Washoe County will either need to find new tenants at 350 Center Street to lease the space or sell the space to private development
- J. Construct new parking structure of 1,800 spaces
- K. Demolition of the add on structures of the existing historic court will allow the remaining structures to return the court house back to its historic form and can be used as supplemental court services and a partial museum
- L. Close Court Street creating a unified campus with the historic court house with open green space and court plazas

Duration of Time: Renovation projects will extend use of current facilities for 5 years to 2025. After 2025 new court facilities will be developed to meet projected needs into 2040.

Project Cost Range – Option 4 – DCO-04:

- Interim steps costing - \$1,430,000
- Large scale development costs - \$408,034,851
- Total project costs – **\$409,464,851**
- Total Escalation costs - \$41.6 MIL

Additional Projects – Lower Priority

Development Concept Option 3 – Combination of interim steps and large scale development - Tenant Improvements, demolition and new construction

Includes the following building components per key plan item references:

- 3R. - 75 Court Street – Interior Remodel – Renovation of existing old Jail – floors 2 and 3
- 4R. - 75 Court Street – Interior remodel - Renovation of existing Judges Chambers
- 5. – Court Street Parking Area - New court house
- 6. – Court Street Parking Area – New office structure -
- 7A. – Interim phase - 900 stall - Pioneer Parking Area - New parking structure
- 7B. – Large expansion phase - 900 stall – Pioneer Parking Area – New parking structure
- 8. – Pioneer Parking Area – New greenspace
- 9. – Court Street – Close Court Street to vehicular traffic

This option includes interior renovations/tenant improvement of existing buildings and construction of new facilities.

Project Development

2025 – 2030 Projects 5 to 10 years

- G. Renovate 2nd and 3rd floor of Jail for 4 additional courtrooms for General Division - approximately 7,000 DGSF per floor
- H. Renovate existing Judge's Chambers and staff office to interconnect with the new courts at the 2nd and 3rd floors of the old jail
- I. Construct New Parking structure of 900 spaces

2030 – 2040 Projects 5 to 10 years

- J. Construct new Washoe County Courthouse with Second Judicial District Court general jurisdiction and family jurisdiction divisions, Pre-Arrestment Sheriff Office Holding – About 200 beds - of 148,780 X 1.4 = 208,292 SF
- K. Construct New Office Building for HS, PD, APD of 173,050 DGSF X 1.3 = 224,965 SF. When the HS, PD and ADP vacate their current location, Washoe County will either need to find new tenants to lease the space or sell the space to a private investor.
- L. Construct New Parking of 900 spaces

Duration of Time: Renovation and interim projects will extend use of current facilities for 5 to 10 years to 2030. After 2030 new court facilities will be developed to meet projected needs into 2040.

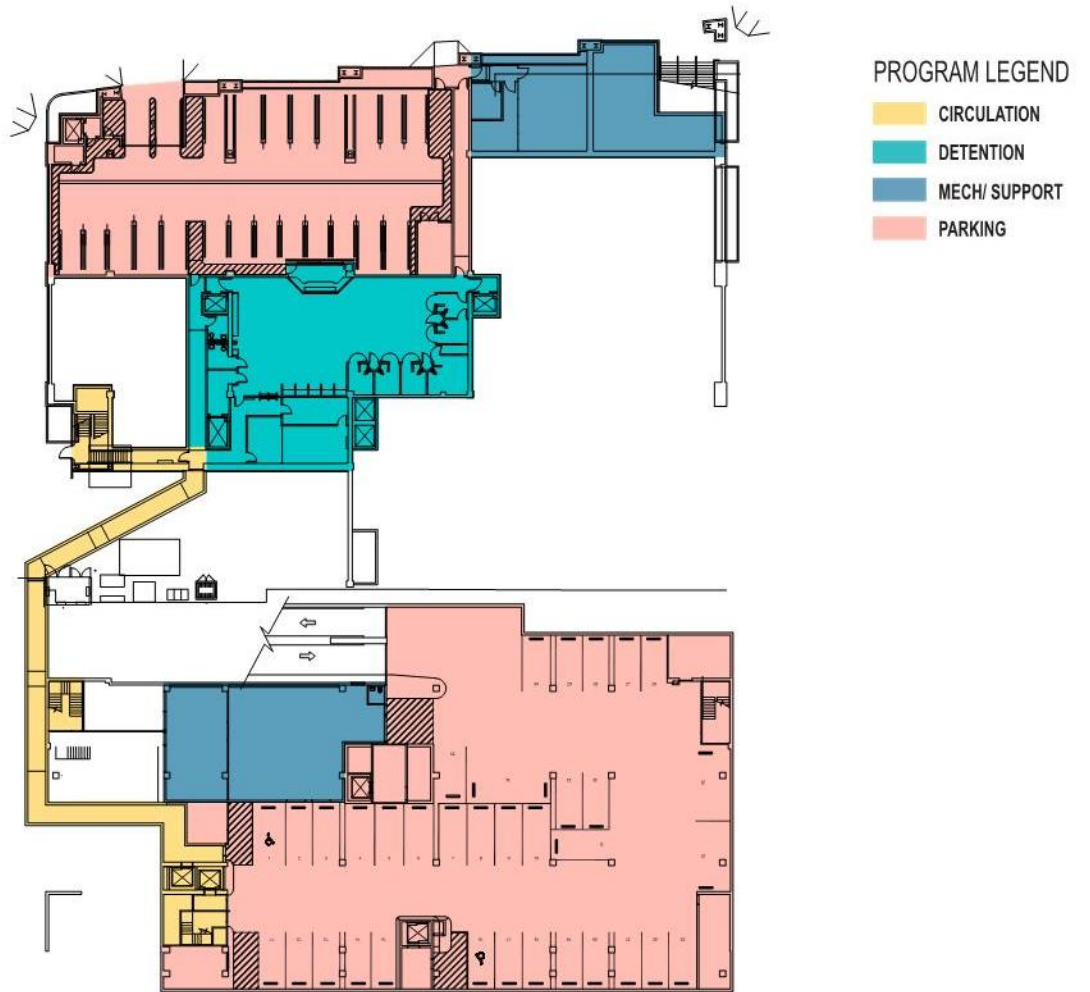
Project Cost Range – Option 3 – DCO-03:

- Interim steps costing - \$44,452,100
- Large scale development costing - \$330,587,874
- Total project costing - **\$375,039,974**
- Total escalation costs - \$47.5 MIL


WASHOE COUNTY DOWNTOWN
MASTER PLAN UPDATE

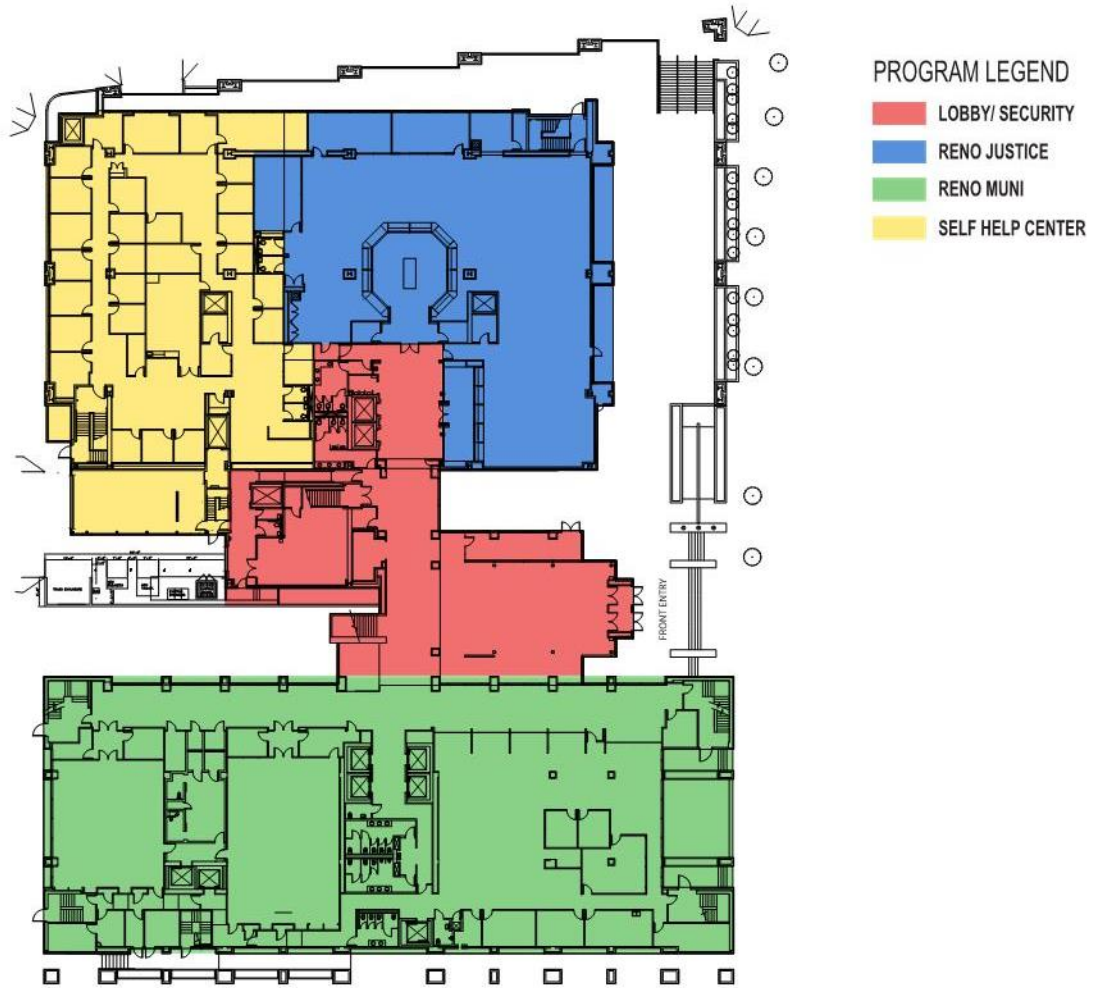
CHAPTER 7:
REFERENCE PLANS






BASEMENT FLOOR PLAN

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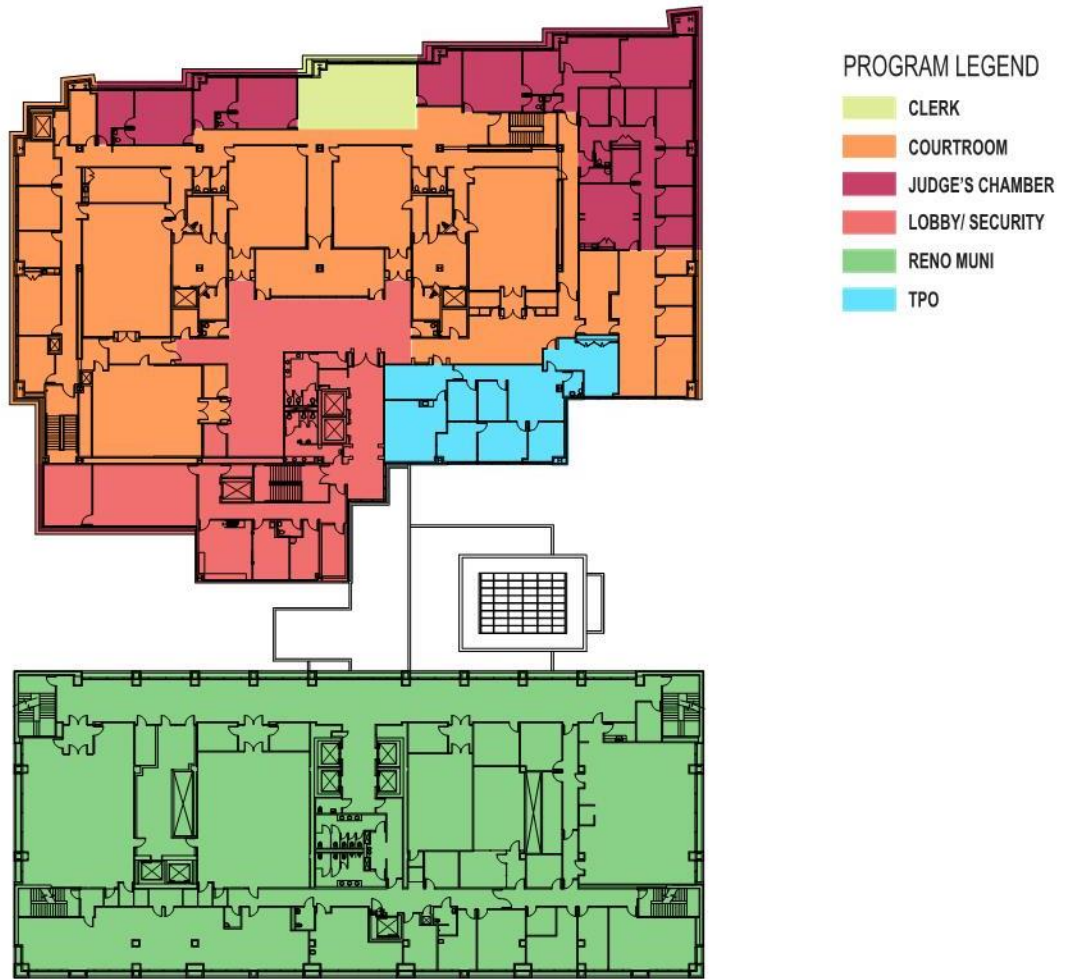


FIRST FLOOR PLAN


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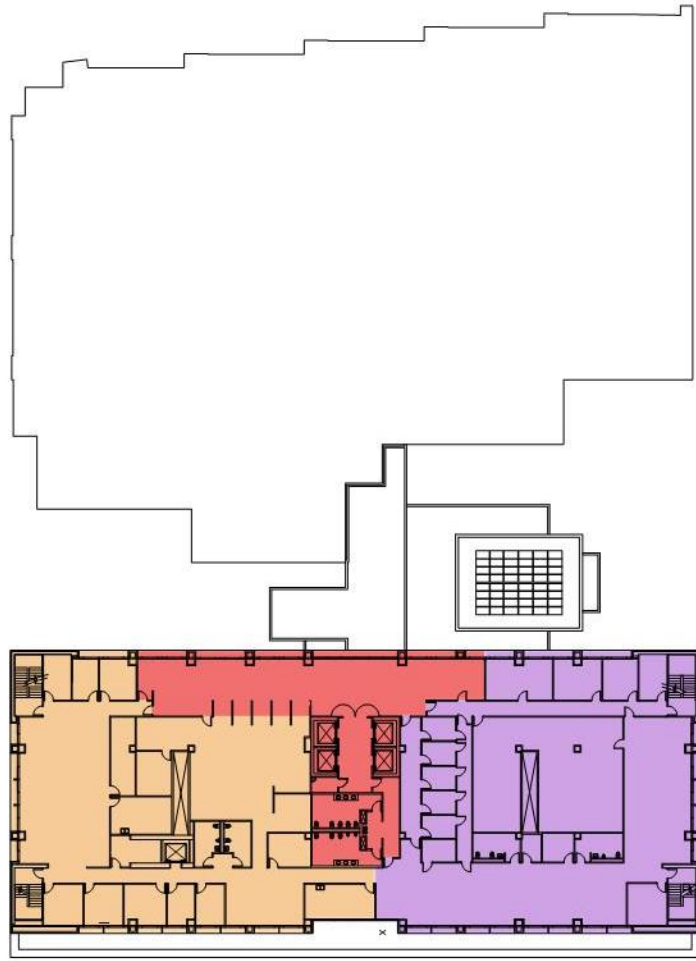


SECOND FLOOR PLAN




THIRD FLOOR PLAN

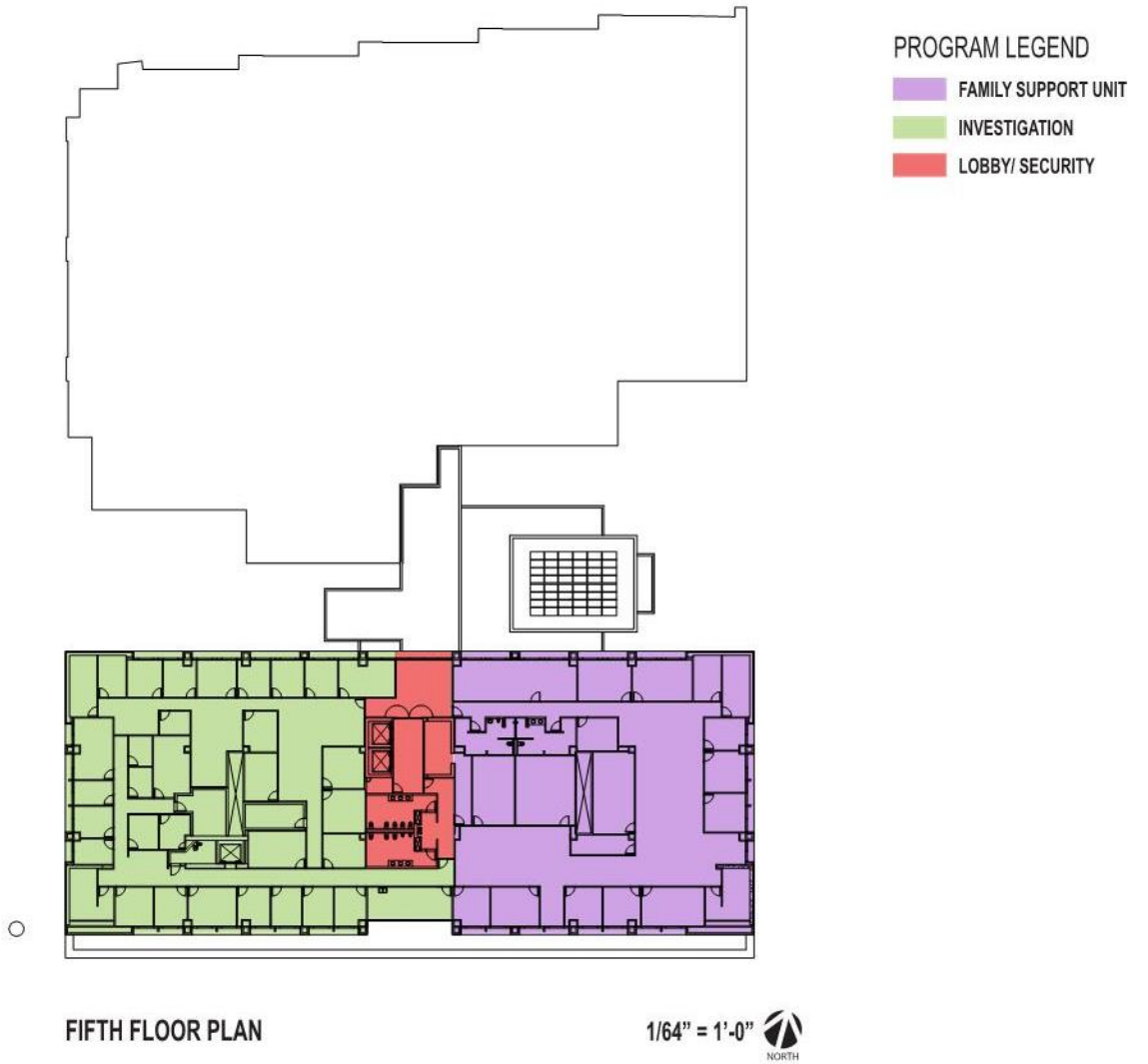
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- PROGRAM LEGEND
- FAMILY CUSTODY UNIT
 - FAMILY SUPPORT UNIT
 - LOBBY/ SECURITY

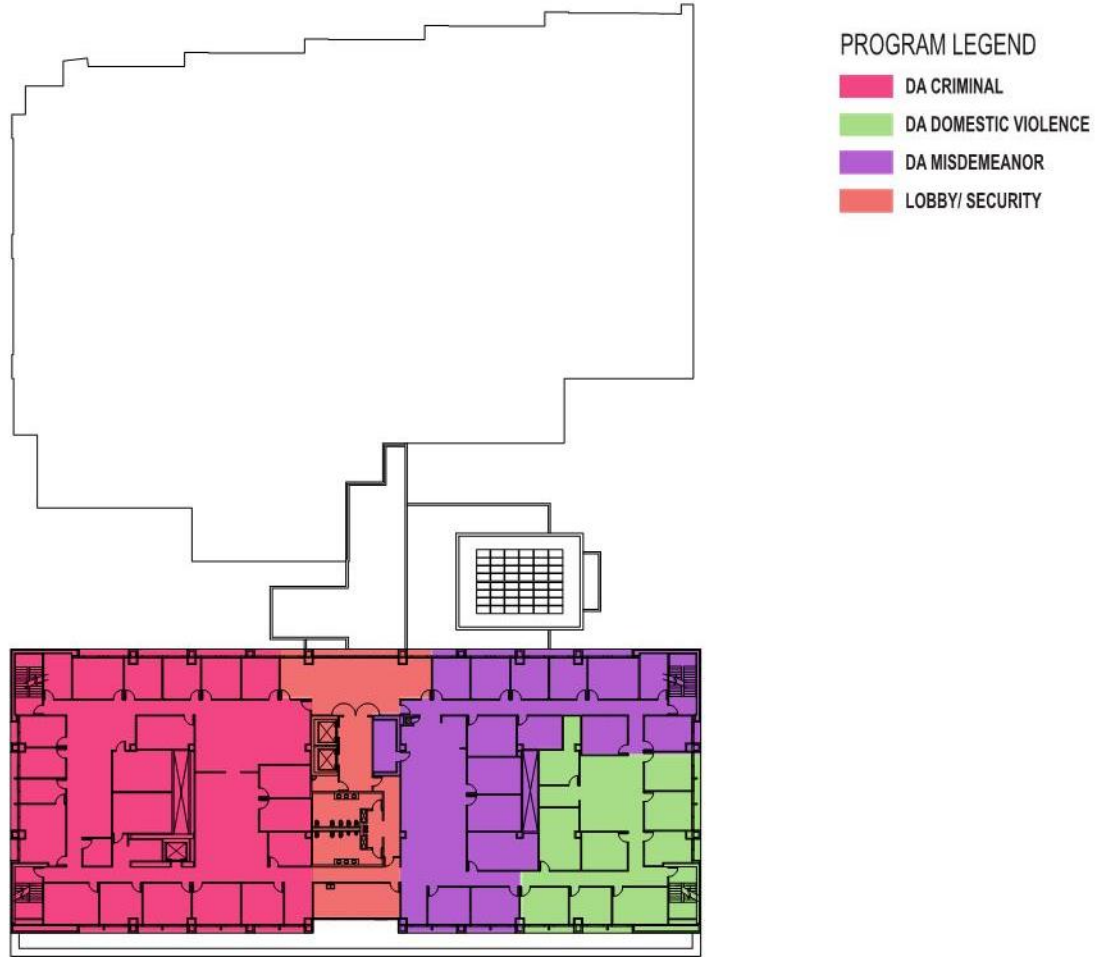
FOURTH FLOOR PLAN

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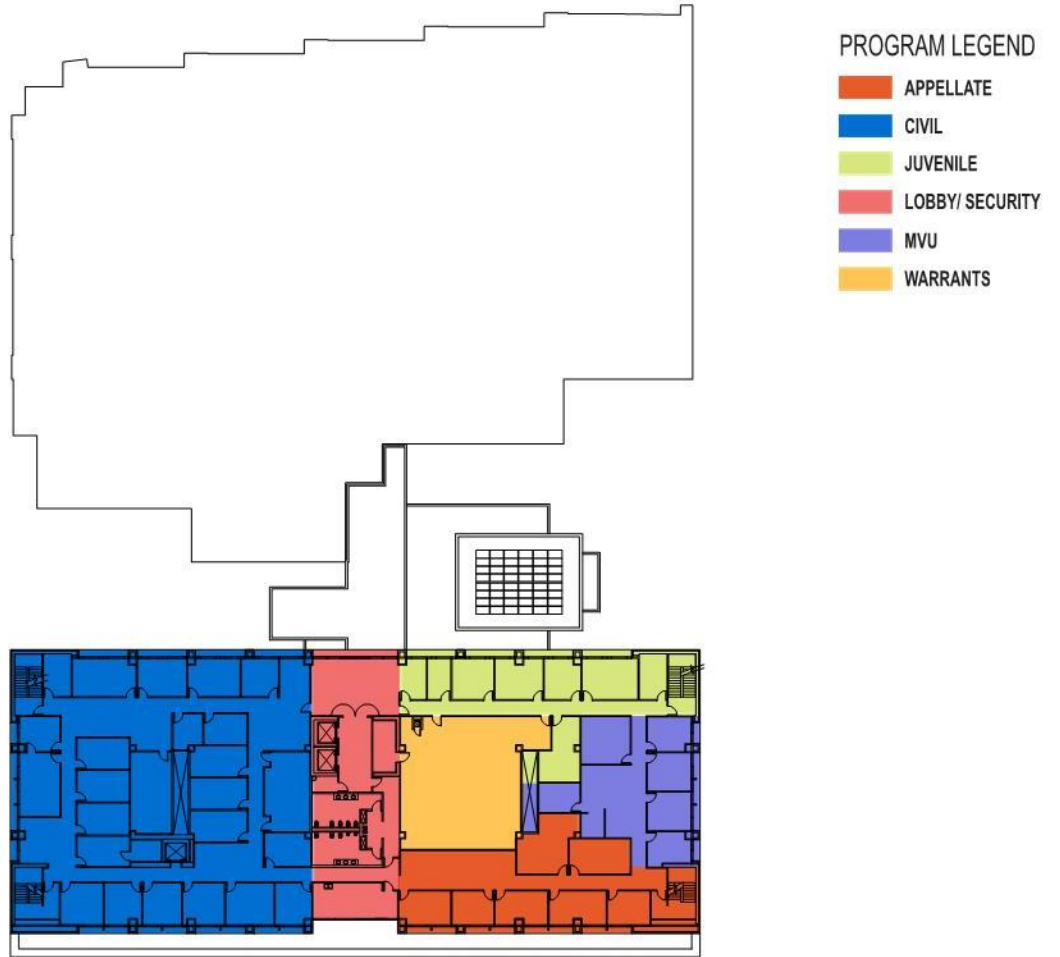
FIFTH FLOOR PLAN

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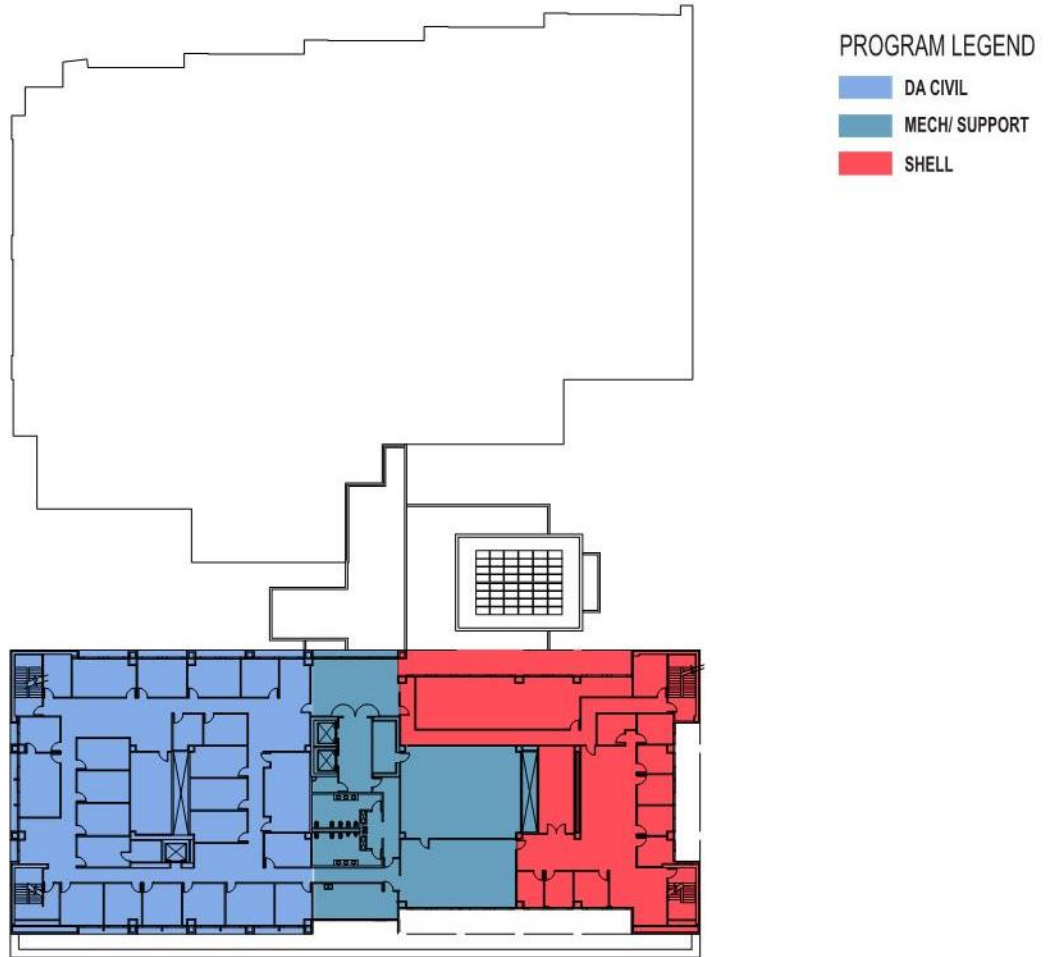
SIXTH FLOOR PLAN

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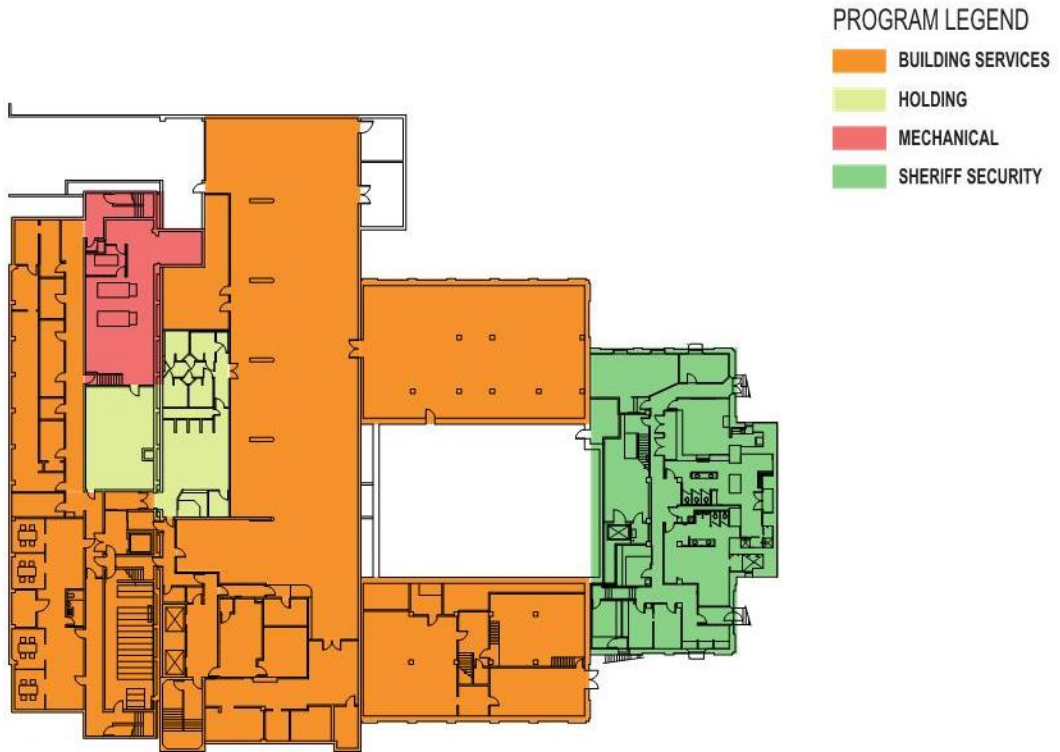
SEVENTH FLOOR PLAN

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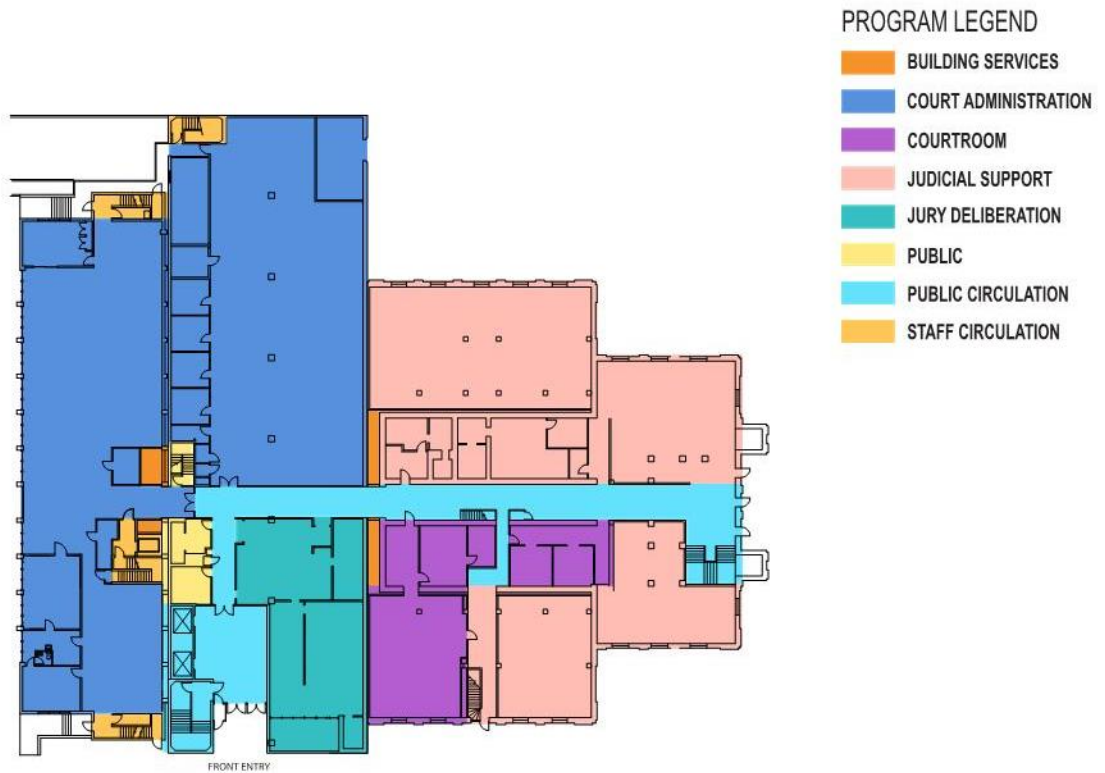
EIGHTH FLOOR PLAN

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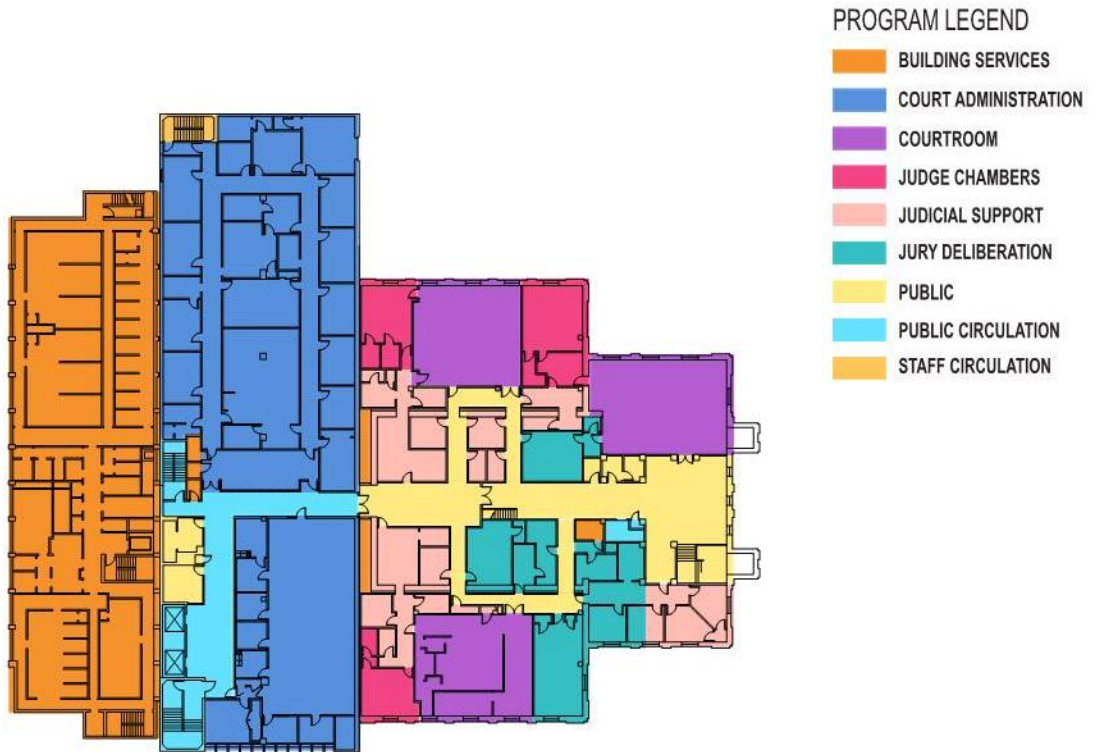
BASEMENT FLOOR PLAN

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NORTH




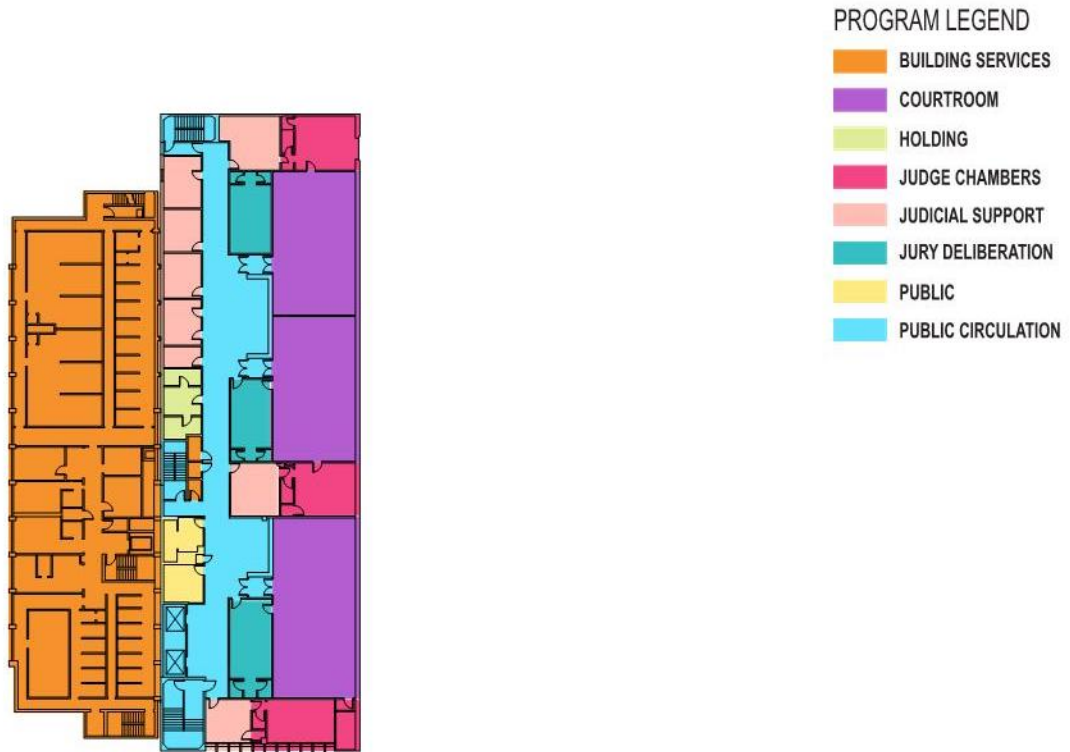
FIRST FLOOR PLAN

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NORTH




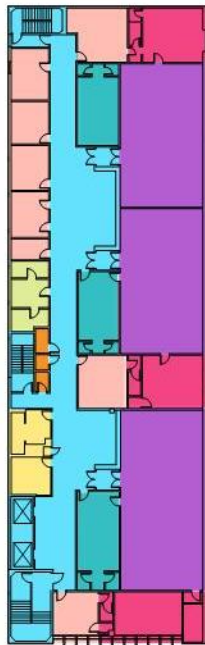
SECOND FLOOR PLAN

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NORTH



THIRD FLOOR PLAN


1/64" = 1'-0" 
NORTH

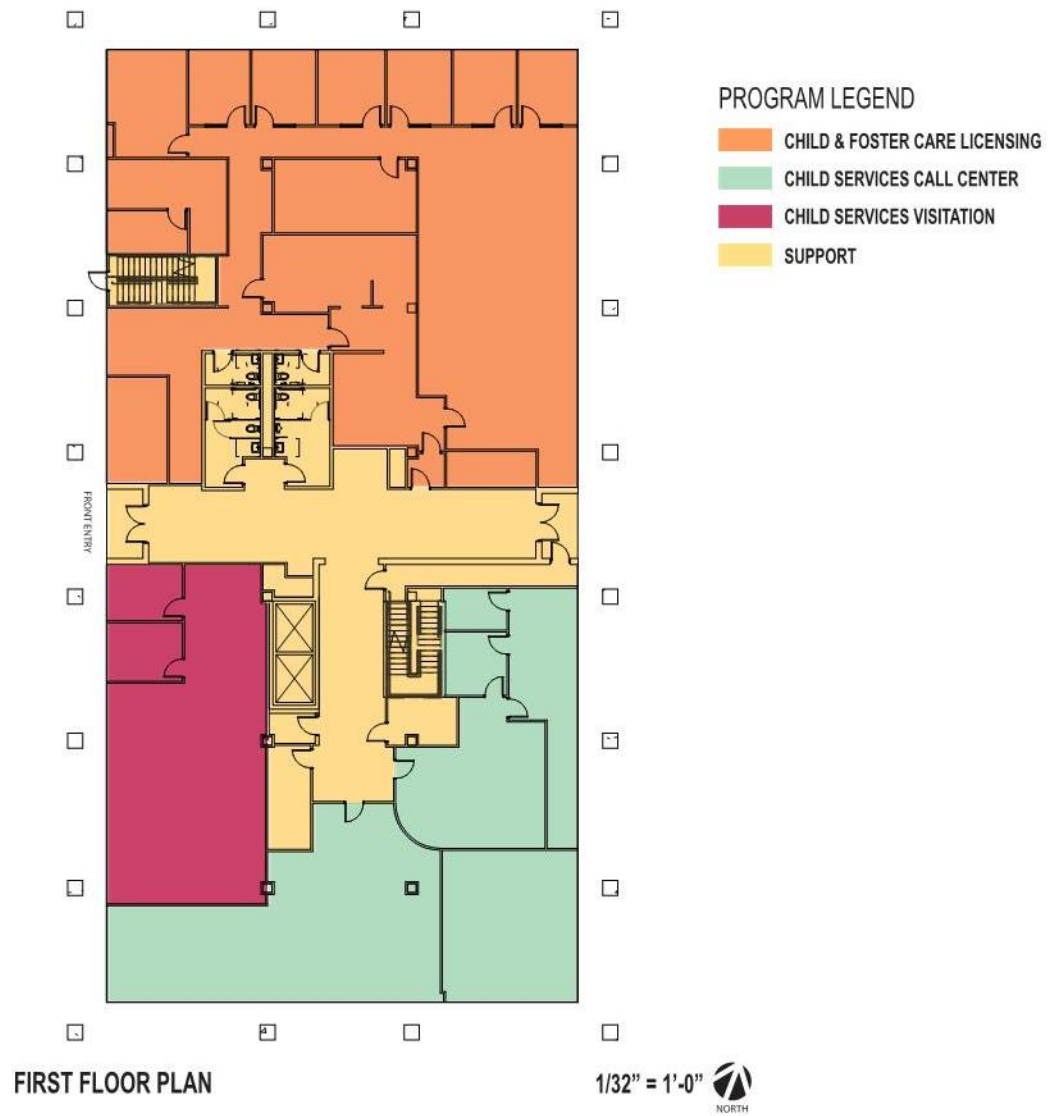


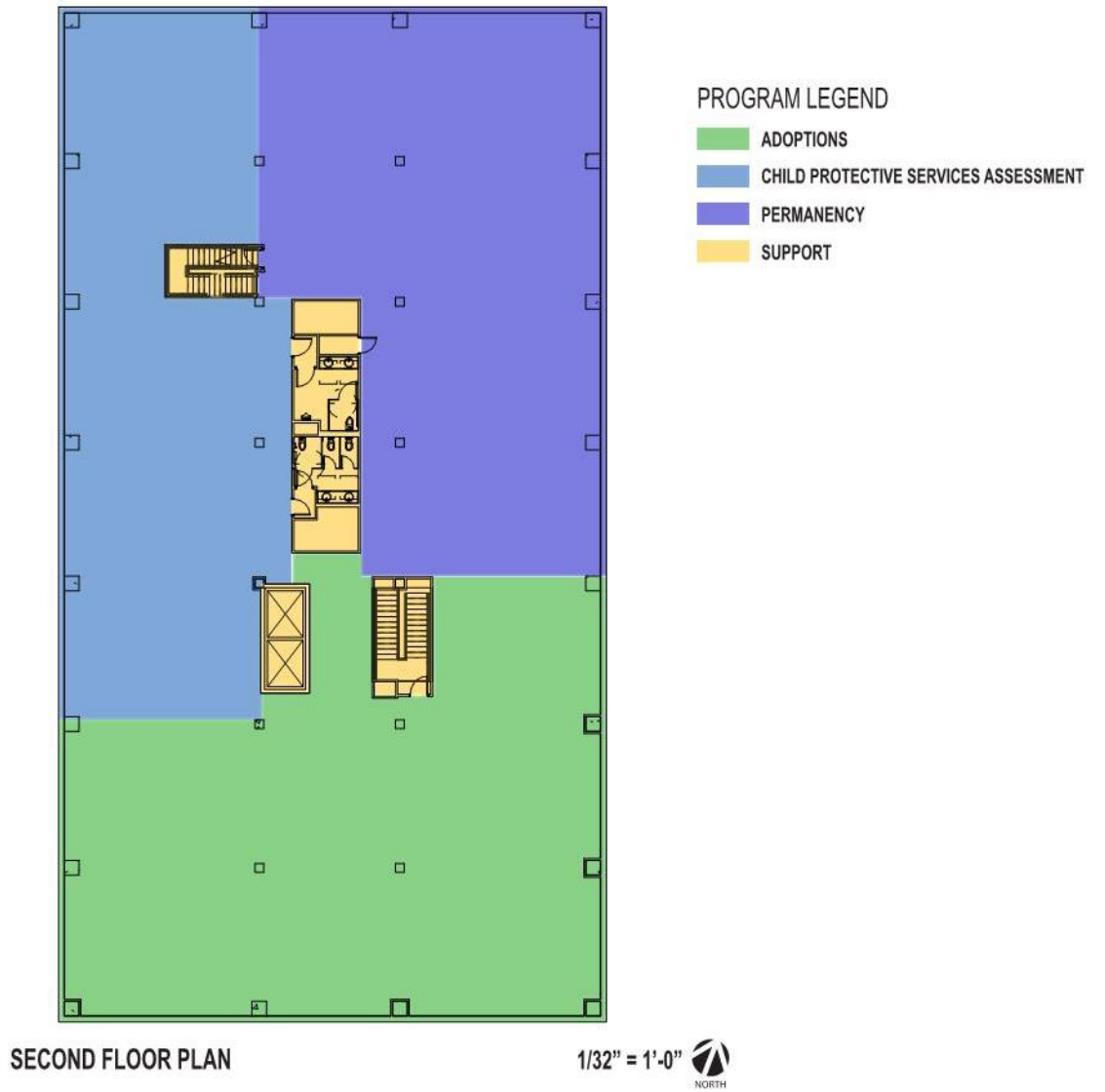
PROGRAM LEGEND

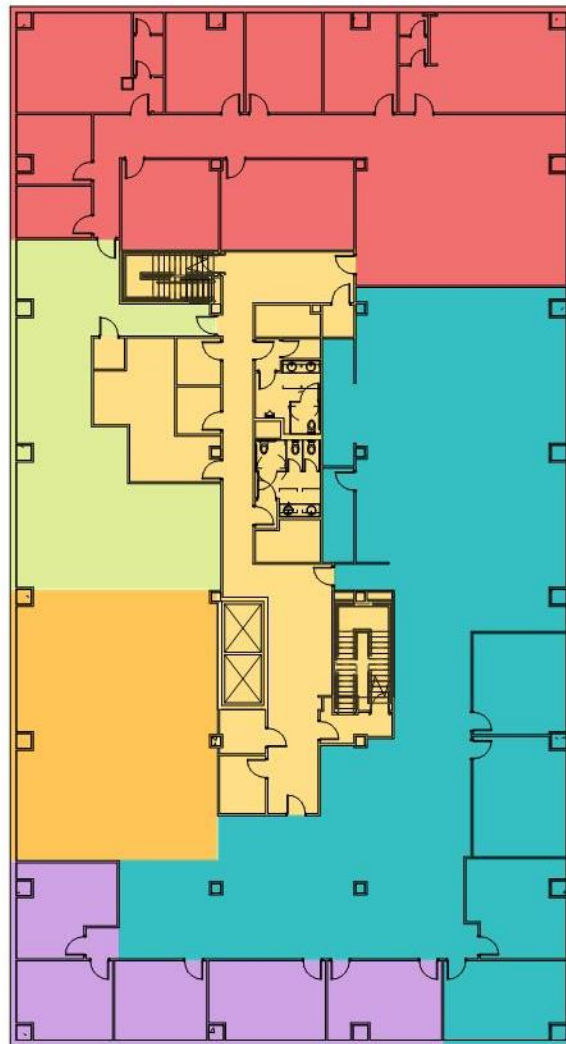
- BUILDING SERVICES
- COURTROOM
- HOLDING
- JUDGE CHAMBERS
- JUDICIAL SUPPORT
- JURY DELIBERATION
- PUBLIC
- PUBLIC CIRCULATION

FOURTH FLOOR PLAN

1/64" = 1'-0" 
NORTH






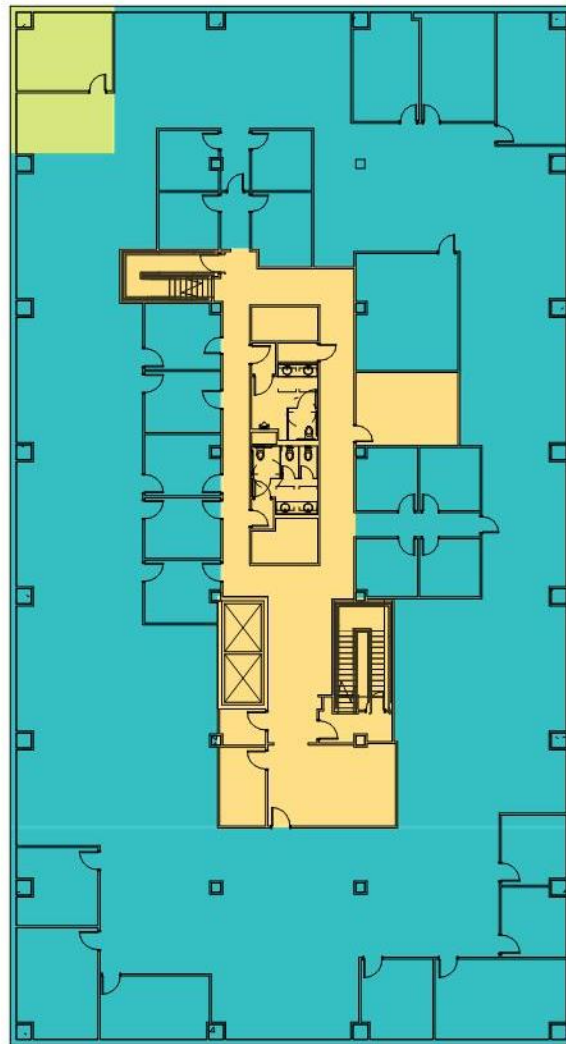


PROGRAM LEGEND

- ADULT ELIGIBILITY HAS
- CHILD PROTECTIVE SERVICES
- CHILD PROTECTIVE SERVICES CLINICAL
- HSA ADMINISTRATION
- LEGAL HSA
- SUPPORT


THIRD FLOOR PLAN

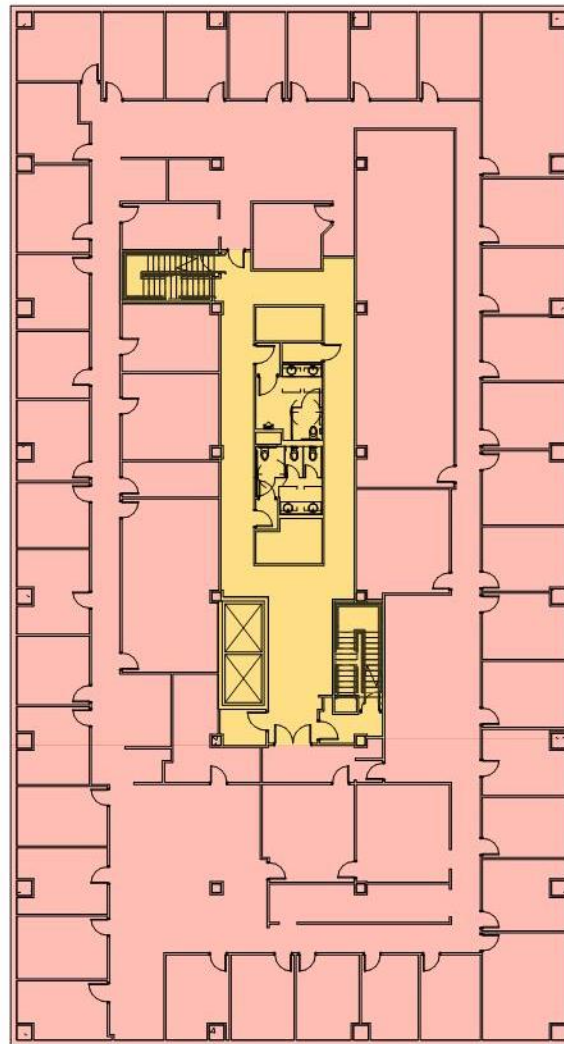
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- PROGRAM LEGEND
- CHILD PROTECTIVE SERVICES
 - HSA
 - SUPPORT


FOURTH FLOOR PLAN

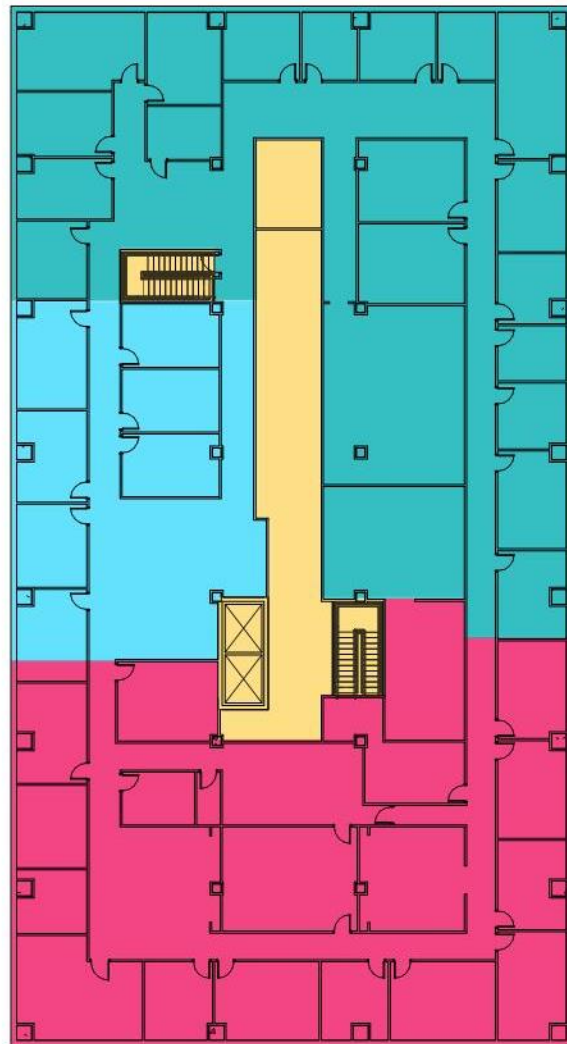
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PROGRAM LEGEND
PUBLIC DEFENDER
SUPPORT

FIFTH FLOOR PLAN


1/32" = 1'-0" 
NORTH



PROGRAM LEGEND

- ALTERNATE PUBLIC DEFENDER
- CHILD PROTECTIVE SERVICES
- PUBLIC DEFENDER JUVENILE
- SUPPORT

SIXTH FLOOR PLAN

1/32" = 1'-0" 
NORTH