

Judicial Center Study

DeKalb County Government

August 7, 2006



Wold Architects and Engineers
110 N. Brockway Street
Suite 220
Palatine, IL 60067
847.241.6100
847.241.6105 Fax

Comm. No. 063006

TABLE OF CONTENTS

| | <u>Page</u> |
|-------------------|-------------|
| Introduction | 1 |
| Executive Summary | 2-3 |
| Program | 4-6 |
| Cost Summary | 7 |

APPENDIX A

Building Diagrams

| | |
|---|-------|
| - Existing Courthouse | A1-A4 |
| - Renovated Courthouse (Year 2035 Growth) | A5-A8 |
| - Site Plan | A9 |

INTRODUCTION

Wold Architects and Engineers is pleased to submit to the DeKalb County Government the following study related to Judicial branch facilities for the County.

We wish to thank the DeKalb County administration and staff for the exhaustive efforts in providing the resource and information necessary to thoroughly complete this study in a timely manner.

We are prepared to aid the County with any additional analysis and services required to advance the recommendations of this study to the next phase and beyond. Thank you for your consideration.



Roger Schroepfer, AIA
Wold Architects and Engineers

EXECUTIVE SUMMARY

Our analysis indicates that DeKalb County Government needs additional space to effectively and efficiently handle future court operations and support services. Immediate consideration should be given to a new 33,005 square-foot Judicial Center and then renovating 8,004 square-feet of space in the existing Courthouse. If this could be accomplished by Year 2010, we project the combined cost at \$12,550,851, with the expectation that this will provide the Judicial Branch of the DeKalb County Government with adequate space through Year 2035.

Outcomes of this study were as follows:

- Survey and interview of Judicial Branch departments
- Analysis of existing Judicial Branch space utilization
- Development of Space Program requirements for growth through Year 2035
- Analysis of on-site expansion options
- Cost Analysis of proposed square-footage additions

STAFF INPUT

The County's charge was to study the projected facilities needs of the Judicial Branch through the year 2035. The Judicial Branch was to include the following divisions: Circuit Court Judges, Circuit Clerk's Office, State's Attorney's Office, Public Defender's Office, and Court Services (Probation) Office. Of these groups, all are currently located in the historic courthouse at 133 West State Street, with the exception of the State's Attorney and Court Services which are located across the street (US Route 23) in the County Legislative Center at 200 North Main. A consistent emphasis was placed on an overarching desire to have all departments within the Judicial Group located in a single facility.

Observation of existing facility utilization revealed that both the Courthouse and the Legislative Center are near capacity. The reported County population growth trends within the county have resulted in direct increases in violations, arrests, court filings, and in-custody population; creating proportional growth across each of the Judicial Branch departments. This growth has subsequently resulted in departmental square-footage deficiencies.

PROGRAM

To determine the Program Requirements for the Judicial Center, Wold reviewed the existing staffing and square-footages for each of the Judicial Branch departments – along with the projected departmental growth provided by each department – to determine an appropriate space program for Year 2035.

COST ANALYSIS

The Cost Analysis was based upon recent cost-per-square-foot estimates for similar projects. Specific consideration was given to the appropriate materials that would be required to construct an addition to the historic courthouse structure, however further analysis of the construction type would be required during the design portion of this project. The estimate given within this document is for budgetary purposes based on Year 2006 construction dollars. The future cost of the project is projected to Year 2010 assuming an annual construction industry inflation rate of 4%. It should be noted that volatility of the construction industry will affect the construction cost, and further budgetary analysis should be undertaken when the timeframe for bidding is better established.

SITE

Based on feedback from County staff suggesting a preference for having all of the Judicial Branch departments located in a single facility, this study focused primarily on located a Judicial Center complex as an addition to the existing historic courthouse.

With the exception of a limited number of shared spaces, the Space Program requirements developed for in study are independent of the building site. If the County should decide to keep courts functions in the historic courthouse and construct a judicial center at a remote site, the Space Program contained within this study would be easily adapted.

HISTORIC PRESERVATION

Treatment of the existing courthouse façade was an important consideration in planning a major building addition. In the end, the concept of constructing a 4-story atrium space to provide a buffer between – and allow a continued visual connection to – the existing building.

Further consultation with the local historical society and the National Registrar of Historic Places is required in the design portion of this project to determine specific requirements for construction and modification of the existing building and its site.

PROGRAM

| Area | 2006 Existing Program | | | 2035 Design Program | | | | |
|--|-----------------------|--------------------|--------------|---------------------|---------------------|----------------------|-----------------|--------------------|
| | Courthouse | Legislative Center | Staff | Staff | Existing Courthouse | Renovated Courthouse | Judicial Center | Legislative Center |
| I Judiciary | | | | | | | | |
| A. Courts | | | | | | | | |
| Courtroom 1 (First Floor) | 1,767 | | | | 1,767 | | | |
| - Conference Rooms | 105 | | | | 105 | | | |
| - Conference Rooms | 0 | | | | 85 | | | |
| - Storage | 33 | | | | 33 | | | |
| Courtroom 2 (Second Floor, South) | 858 | | | | 858 | | | |
| - Jury Room | 280 | | | | 280 | | | |
| - Jury Toilet | 35 | | | | 35 | | | |
| Courtroom 3 (Second Floor, West) | 1,284 | | | | 1,284 | | | |
| - Jury Room | 340 | | | | 340 | | | |
| - Jury Toilet | 35 | | | | 35 | | | |
| Courtroom 4 (Third Floor, South) | 1,520 | | | | 1,520 | | | |
| - Jury Room | 395 | | | | 395 | | | |
| - Jury Toilets | 25 | | | | 25 | | | |
| - Jury Toilets | 25 | | | | 25 | | | |
| Courtroom 5 (Third Floor, West) | 1,320 | | | | 1,320 | | | |
| - Conference Room | 154 | | | | 154 | | | |
| - Conference Room | 82 | | | | 82 | | | |
| Courtroom 6 (First Floor, West) | 0 | | | | | 1,040 | | |
| - Conference Room | 0 | | | | | 240 | | |
| - Conference Room | 0 | | | | | 136 | | |
| - Jury Deliberation Room | 0 | | | | | 265 | | |
| Courtroom 7 (Second Floor, East) | 0 | | | | | 858 | | |
| - Conference Room | 0 | | | | | 130 | | |
| - Jury Deliberation Room | 0 | | | | | 260 | | |
| Subtotal | 8,258 | 0 | 0.00 | 0.00 | 8,343 | 2,929 | 0 | 0 |
| B. Judge's Chambers - Courtroom 1 | | | | | | | | |
| - Toilet | 415 | | 1.00 | 1.00 | 415 | | | |
| - Closet | incl | | | | incl | | | |
| Judge's Chambers - Courtroom 2 | 452 | | 1.00 | 1.00 | 452 | | | |
| - Toilet | incl | | | | incl | | | |
| Judge's Chambers - Courtroom 3 | 452 | | 1.00 | 1.00 | 452 | | | |
| - Toilet | incl | | | | incl | | | |
| Judge's Chambers - Courtroom 4 | 452 | | 1.00 | 1.00 | 452 | | | |
| - Toilet | incl | | | | incl | | | |
| Judge's Chambers - Courtroom 5 | 405 | | 1.00 | 1.00 | 405 | | | |
| - Toilet | incl | | | | incl | | | |
| - Closet | incl | | | | incl | | | |
| Judges Chambers - Courtroom 6 | 0 | | | 1.00 | | 350 | | |
| Judges Chambers - Courtroom 7 | 0 | | | 1.00 | | 350 | | |
| Subtotal | 2,176 | 0 | 5.00 | 7.00 | 2,176 | 700 | 0 | 0 |
| C. Drug Court Coordinator Office | | | | | | | | |
| - Administrator's Office | 280 | | 1.00 | 1.00 | | 250 | | |
| - Office | 0 | | | 1.00 | | 125 | | |
| - Reception | 0 | | | 1.00 | | 100 | | |
| Subtotal | 280 | 0 | 1.00 | 3.00 | 0 | 475 | 0 | 0 |
| D. Jury Commission/Grand Jury/Jury Room | | | | | | | | |
| Subtotal | 0 | | 1.00 | 2.00 | | 2,100 | | |
| | 0 | 0 | 1.00 | 2.00 | 0 | 2,100 | 0 | 0 |
| E. Court Security & Bailiffs | | | | | | | | |
| - Office | 0 | | 3.00 | 5.00 | | 280 | | |
| - Locker Room | 0 | | | | | 175 | | |
| - Security Screening | 0 | | | | | incl | | |
| Subtotal | 0 | 0 | 3.00 | 5.00 | 0 | 455 | 0 | 0 |
| F. Support Services | | | | | | | | |
| - Interpreter | incl | | 0.75 | 2.00 | 280 | | | |
| - Secretary | incl | | 1.00 | 2.00 | 280 | | | |
| - Law Clerk | incl | | 0.40 | 2.00 | 280 | | | |
| - Administrative Assistant | incl | | 0.15 | 1.00 | | 213 | | |
| - Large Conference Room | 0 | | | | | 287 | | |
| Subtotal | 1235 | 0 | 2.30 | 7.00 | 840 | 500 | 0 | 0 |
| Total Judiciary | 11,949 | 0 | 12.30 | 24.00 | 11,359 | 7,159 | 0 | 0 |

PROGRAM

| Area | 2006 Existing Program | | | 2035 Design Program | | | | |
|--|-----------------------|--------------------|--------------|---------------------|---------------------|----------------------|-----------------|--------------------|
| | Courthouse | Legislative Center | Staff | Staff | Existing Courthouse | Renovated Courthouse | Judicial Center | Legislative Center |
| II Circuit Clerk | | | | | | | | |
| Circuit Clerk's Office | 225 | | 1.00 | 1.00 | | | 250 | |
| Reception / Service Counter (Traffic/Criminal) | incl | | | | | | 425 | |
| Reception / Service Counter (Civil) | | incl | | | | | 300 | |
| Office Stations (Traffic/Criminal) | 2,010 | | | | | | 1,760 | |
| Office Stations (Civil) | 1,275 | | | | | | 0 | |
| Administrative Clerk | | | 0.00 | 2.00 | | | 80 | |
| Compliance Officer | | | 1.00 | 2.00 | | | 80 | |
| Deputy Clerk | | | 10.00 | 12.00 | | | 80 | |
| Supervisory Deputy Clerk | | | 4.00 | 6.00 | | | 80 | |
| Accounting Clerk | | | 1.00 | 2.00 | | | 80 | |
| Student Trainee | | | 0.50 | 1.00 | | | 80 | |
| Child Support | | | 2.00 | 3.00 | | | 80 | |
| Court Automation | | | 1.00 | 2.00 | | | 80 | |
| Conference Room | 0 | | | | | | 150 | |
| File Storage | 215 | | | | | | 250 | |
| Evidence | 55 | | | | | | 250 | |
| Microfilm | 136 | | 1.00 | 1.00 | | | 100 | |
| Storage (former vault) | incl | | | | | | 120 | |
| Coffee | | | | | | | 50 | |
| Inactive Storage (Basement) | | | | | | | 300 | |
| Total Circuit Clerk | 3,916 | 0 | 21.50 | 32.00 | 0 | 0 | 4,695 | 0 |
| III Court Services (Probation) | | | | | | | | |
| Department Head Office | | 252 | 1.00 | 1.00 | | | 225 | |
| Supervisor Office - Juvenile | | 190 | 1.00 | 1.00 | | | 180 | |
| Supervisor Office - Adult | | 0 | 0.00 | 1.00 | | | 180 | |
| Probation Officer Office - Adult | | 508 | 4.00 | 12.00 | | | 1,560 | |
| Probation Officer Office - Juvenile | | 381 | 3.00 | 8.00 | | | 1,040 | |
| Juvenile Diversion Officer | | 127 | 1.00 | 3.00 | | | 390 | |
| Juvenile IPS Officer | | 127 | 2.00 | 4.00 | | | 520 | |
| Office Stations | | 384 | | | | | | |
| Reception | | | | | | | 80 | |
| Clerical | | | 2.00 | 6.00 | | | 600 | |
| CRS Coordinator | | | 1.00 | 3.00 | | | 300 | |
| Waiting Area | | 100 | | | | | 100 | |
| Conference | | 212 | | | | | 225 | |
| Storage | | 104 | | | | | 100 | |
| File Storage | | 60 | | | | | 80 | |
| Toilet | | 38 | | | | | 38 | |
| Fax/Copy/File Area | | | | | | | 60 | |
| Inactive Storage | | | | | | | | |
| Total Court Services | 0 | 2,483 | 15.00 | 39.00 | 0 | 0 | 5,678 | 0 |
| IV Public Defender | | | | | | | | |
| Public Defender's Office | 331 | | 1.00 | 1.00 | | | 250 | |
| Attorney's Office | 700 | | 5.00 | 15.00 | | | 1,050 | |
| Conference Room (used as office) | 219 | | | | | | 350 | |
| Interns | 102 | | 1.00 | 3.00 | | | 240 | |
| Investigator (remote) | | | 1.00 | 3.00 | | | 300 | |
| Office Stations | 206 | | | | | | incl | |
| Reception | | | | | | | 80 | |
| Administrative Secretary | | | 1.00 | 2.00 | | | 200 | |
| Secretary | | | 1.00 | 3.00 | | | 300 | |
| Files / Storage | 50 | | | | | | 100 | |
| IMO | 23 | | | | | | 30 | |
| Coffee | 20 | | | | | | 20 | |
| Waiting | 226 | | | | | | 100 | |
| Inactive Storage (remote) | | | | | | | | |
| Total Public Defender | 2,512 | 0 | 10.00 | 27.00 | 0 | 0 | 3,950 | 0 |

PROGRAM

| Area | 2006 Existing Program | | | 2005 Design Program | | | | |
|--|-----------------------|--------------------|---------------|---------------------|---------------------|----------------------|-----------------|--------------------|
| | Courthouse | Legislative Center | Staff | Staff | Existing Courthouse | Renovated Courthouse | Judicial Center | Legislative Center |
| V State's Attorney | | | | | | | | |
| State's Attorney Office | | 253 | 1.00 | 1.00 | | | 250 | |
| First Assistant's Office | | 166 | 1.00 | 2.00 | | | 340 | |
| Attorney's Office | 367 | 1,143 | 11.00 | 21.00 | | | 2,730 | |
| Victim's Witness Advocate Office | | 127 | 1.00 | 2.00 | | | 260 | |
| Investigation (remote) | | | 1.00 | 2.00 | | | | |
| Conference (divided into 2 offices) | | 210 | | | | | 350 | |
| Office Stations | | 476 | | | | | | |
| Office Coordinator Station | | | 1.00 | 1.00 | | | 80 | |
| Secretary Stations | | | 5.50 | 10.00 | | | 1,000 | |
| Receptionist Station | | 51 | 1.00 | 1.00 | | | 80 | |
| Waiting Area | | 76 | | | | | 100 | |
| Storage | | 60 | | | | | 60 | |
| Fax/Copy/File Area | | 60 | | | | | 60 | |
| Break Room | | 76 | | | | | 120 | |
| Inactive Storage (remote) | | | | | | | | |
| Total State's Attorney | 367 | 2,708 | 22.50 | 40.00 | 0 | 0 | 5,430 | 0 |
| VI Additional Spaces | | | | | | | | |
| Conference Center | | | | | | | 750 | |
| Attorney's Lounge | 280 | | | | | | 300 | |
| IMO | | | | | | | 200 | |
| Copy/Mail Room | | | | | | | 400 | |
| Breakroom | 398 | | | | | | 500 | |
| Caged Storage | 2,182 | | | | 2,182 | | | |
| A/V Equipment Storage | 65 | | | | | 250 | | |
| Vending | 0 | | | | | 250 | 200 | |
| In-Custody Holding (In basement) | 110 | | | | 110 | | | |
| Children's Waiting Room | 240 | | | | 0 | 345 | | |
| Total Additional Spaces | 3,295 | 0 | 0.00 | 0.00 | 2,292 | 845 | 2,350 | 0 |
| Total Department Net Square-Footage | 22,039 | 5,191 | | | 13,651 | 8,004 | 22,003 | 0 |
| Total Department Staff | | | 81.30 | 162.00 | | | | |
| Building Net to Gross Factor | 1.90 | 1.50 | | | n/a | 1.00 | 1.50 | n/a |
| TOTAL GROSS SQUARE-FOOTAGE | 41,864 | 7,787 | | | 33,860 | 8,004 | 33,005 | 0 |
| TOTAL COMBINED GROSS SQUARE-FOOTAGE | | | 49,651 | | | | 74,869 | |

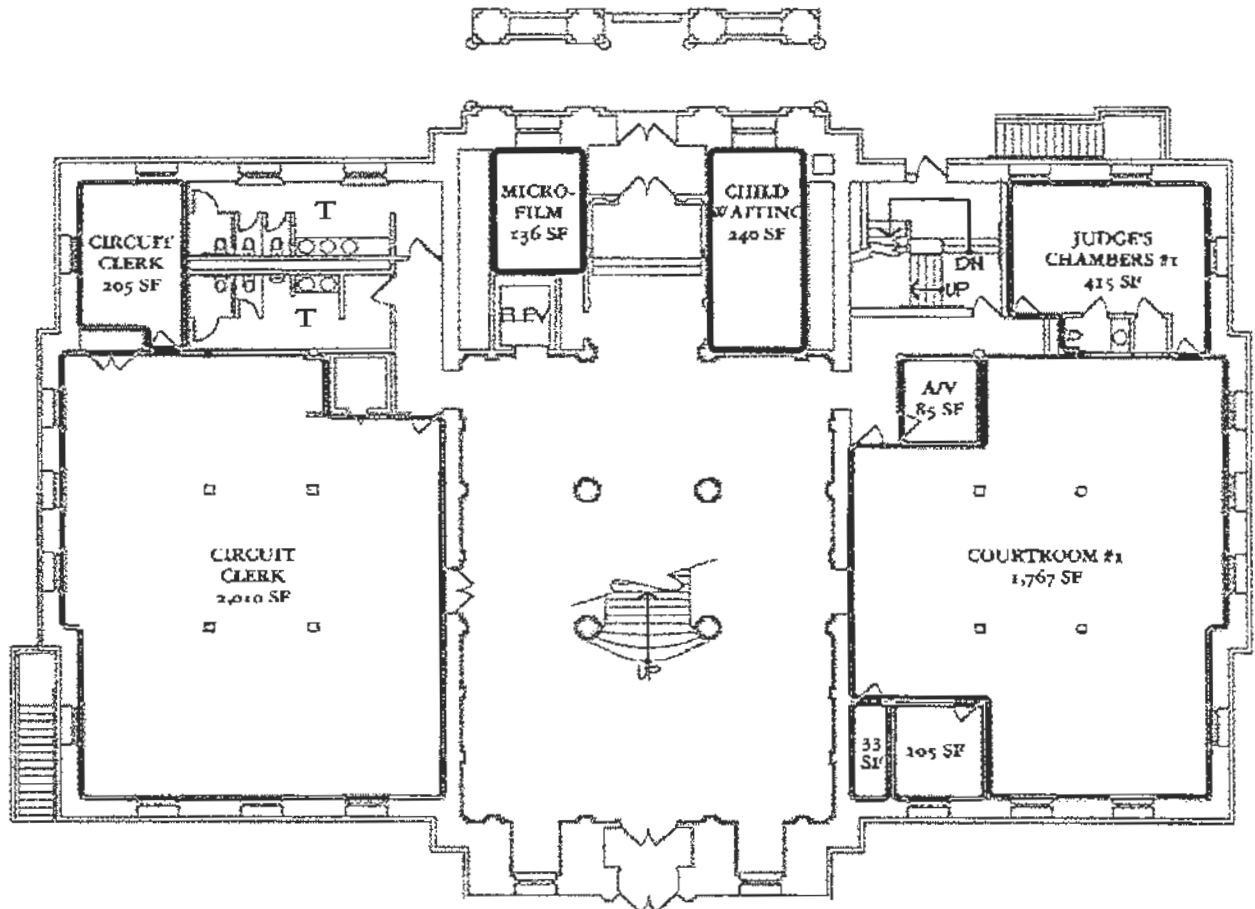
COST ANALYSIS

| | Renovated Courthouse | Judicial Center | Renovated Courthouse / Judicial Center |
|---|-------------------------|---------------------|--|
| Construction Cost Budget (2006 Dollars) | | | |
| 8,004 SF x \$165 / SF (Renovation) | \$1,320,660 | | \$1,320,660 |
| 33,005 SF x \$210 / SF (Addition) | | \$6,931,050 | \$6,931,050 |
| Subtotal: | \$1,320,660 | \$6,931,050 | \$8,251,710 |
| Fees & Testing (10% of Const Budget) | \$132,066 | \$693,105 | \$825,171 |
| Architectural & Engineering Fees | | | |
| Geotechnical & Surveying | | | |
| Development Fees | | | |
| Bid Advertisement / Printing | | | |
| Construction Materials Testing | | | |
| HVAC Testing & Balancing | | | |
| Legal Fees | | | |
| Furniture, Fixtures & Equipment (10 % of Const Budget) | \$132,066 | \$693,105 | \$825,171 |
| Furniture | | | |
| Equipment | | | |
| Technology | | | |
| Contingency (10 % of Const Budget) | \$132,066 | \$693,105 | \$825,171 |
| Estimated Total Project Cost Budget (2006 Dollars) | \$1,716,858 | \$9,010,365 | \$10,727,223 |
| 2006 Project Cost Per Square Foot | \$215 | \$273 | \$262 |
| | | | |
| x 4% Annual Inflation Factor for 4 Years | 1.17 | 1.17 | 1.17 |
| Estimated Total Project Cost Budget (2010 Dollars) | \$2,008,724 | \$10,542,127 | \$12,550,851 |
| 2010 Project Cost Per Square Foot | \$251 | \$319 | \$306 |

APPENDIX A: Building Diagrams

EXISTING BUILDING DIAGRAM

EXISTING COURTHOUSE

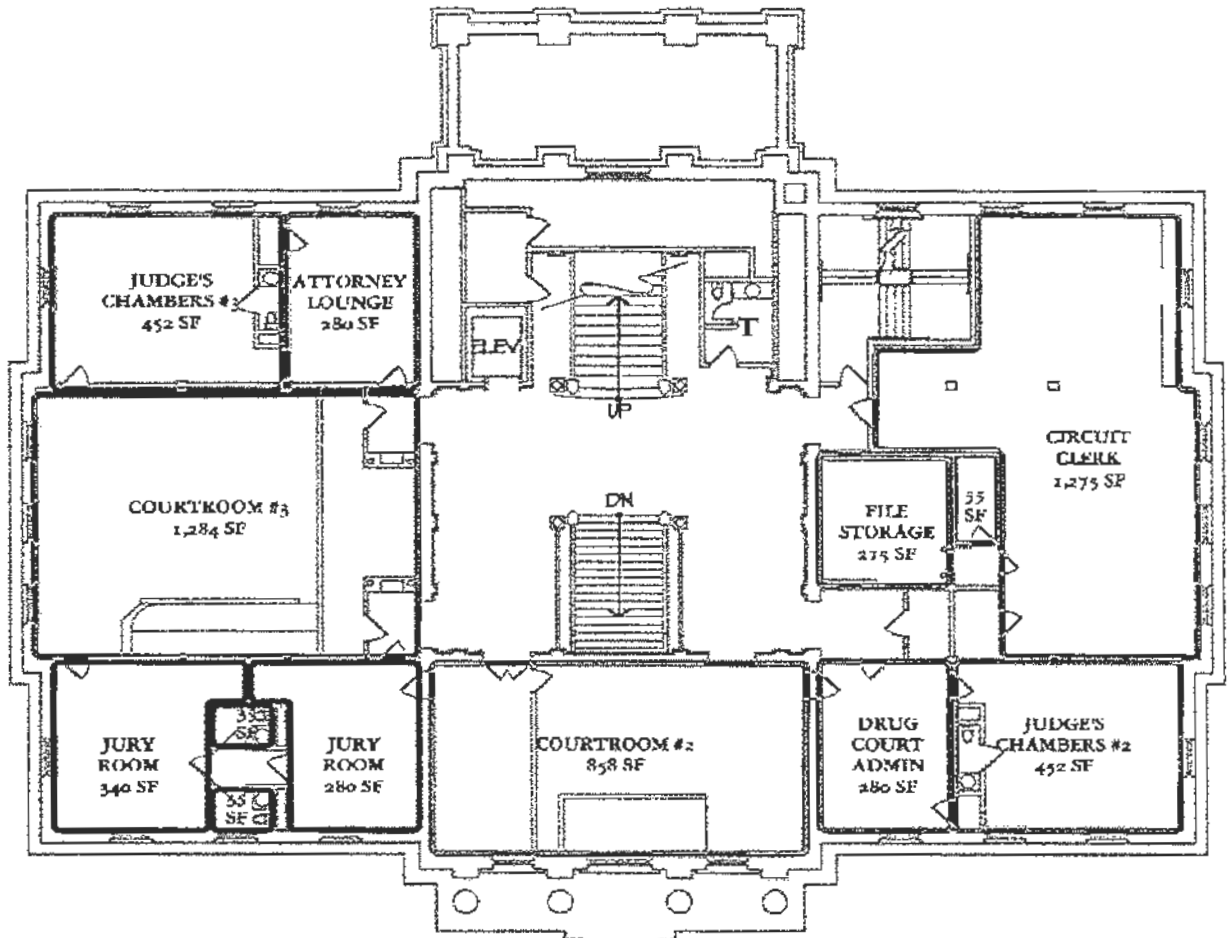


MAIN FLOOR (10,961 G.S.F.)
1" = 20'-0"



EXISTING BUILDING DIAGRAM

EXISTING COURTHOUSE



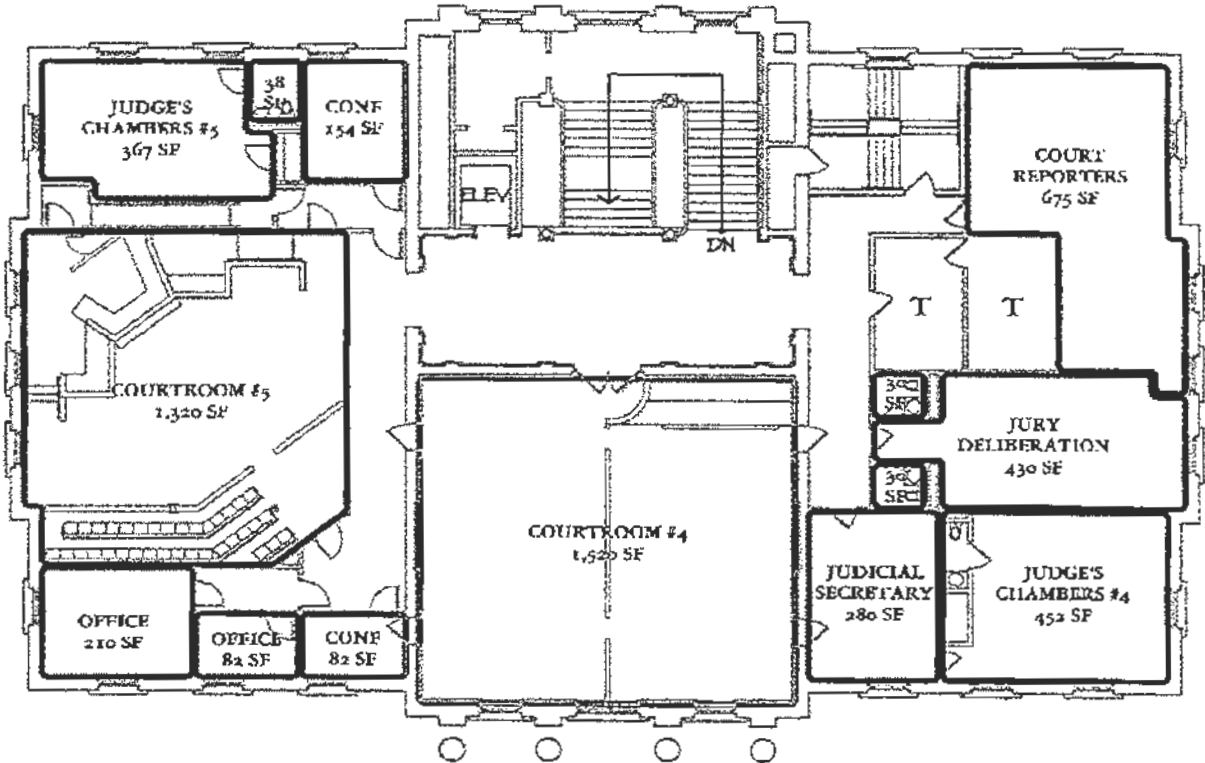
SECOND FLOOR (9,885 G.S.F.)

1" = 20'-0"



EXISTING BUILDING DIAGRAM

EXISTING COURTHOUSE



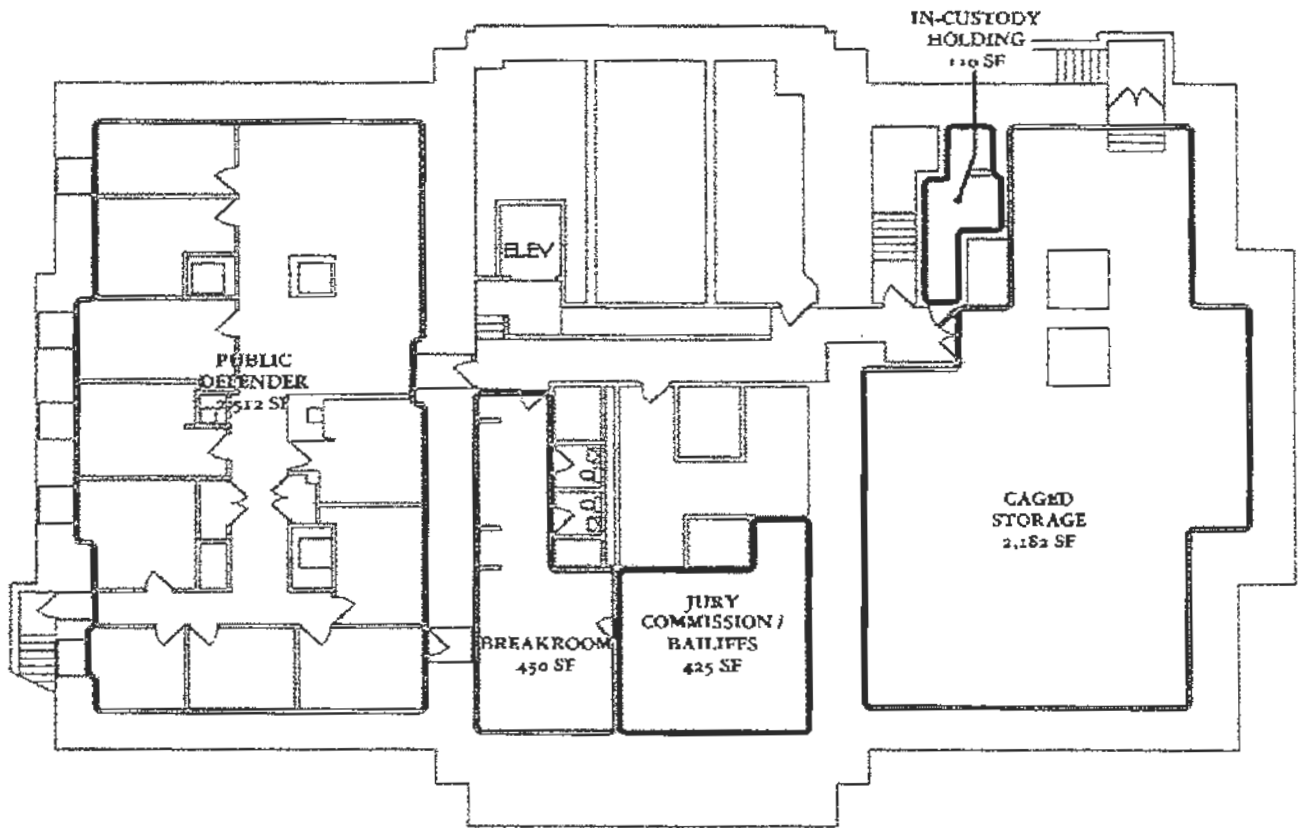
THIRD FLOOR (9,885 G.S.F.)

1" = 20'-0"



EXISTING BUILDING DIAGRAM

EXISTING COURTHOUSE



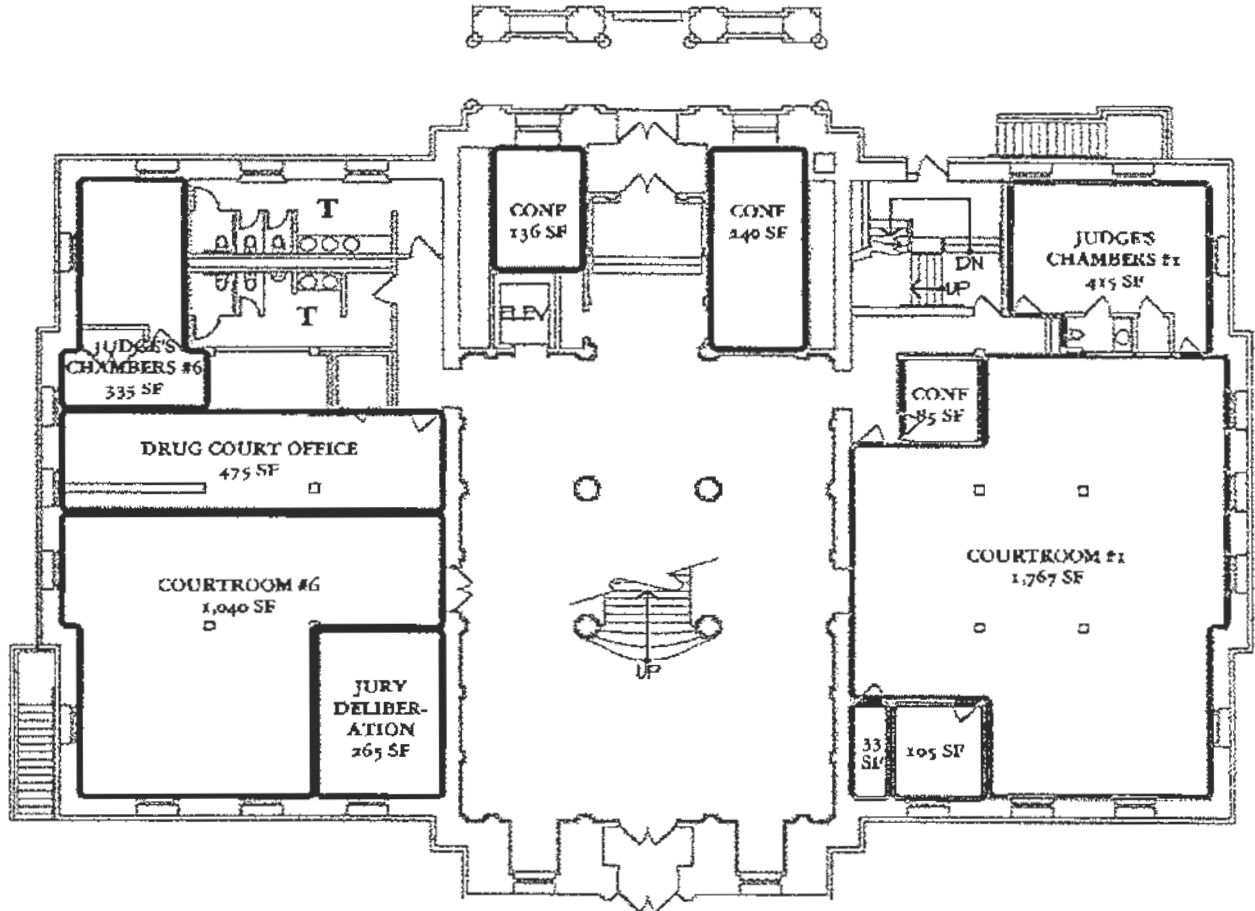
BASEMENT (11,133 G.S.F.)

1" = 20'-0"



RENOVATED BUILDING DIAGRAM

RENOVATED COURTHOUSE
YEAR 2035 GROWTH



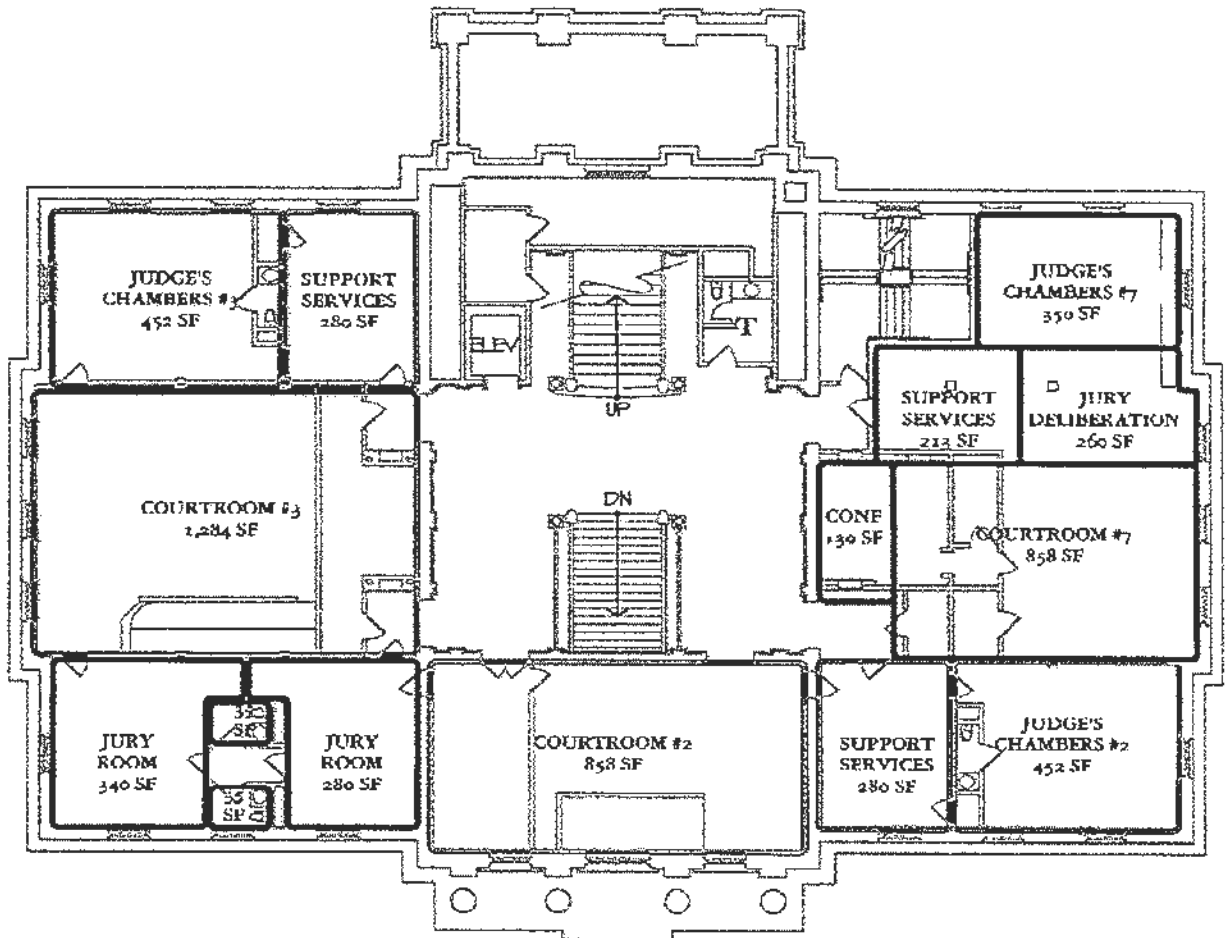
MAIN FLOOR (10,961 G.S.F.)

1" = 20'-0"



RENOVATED BUILDING DIAGRAM

RENOVATED COURTHOUSE
YEAR 2035 GROWTH

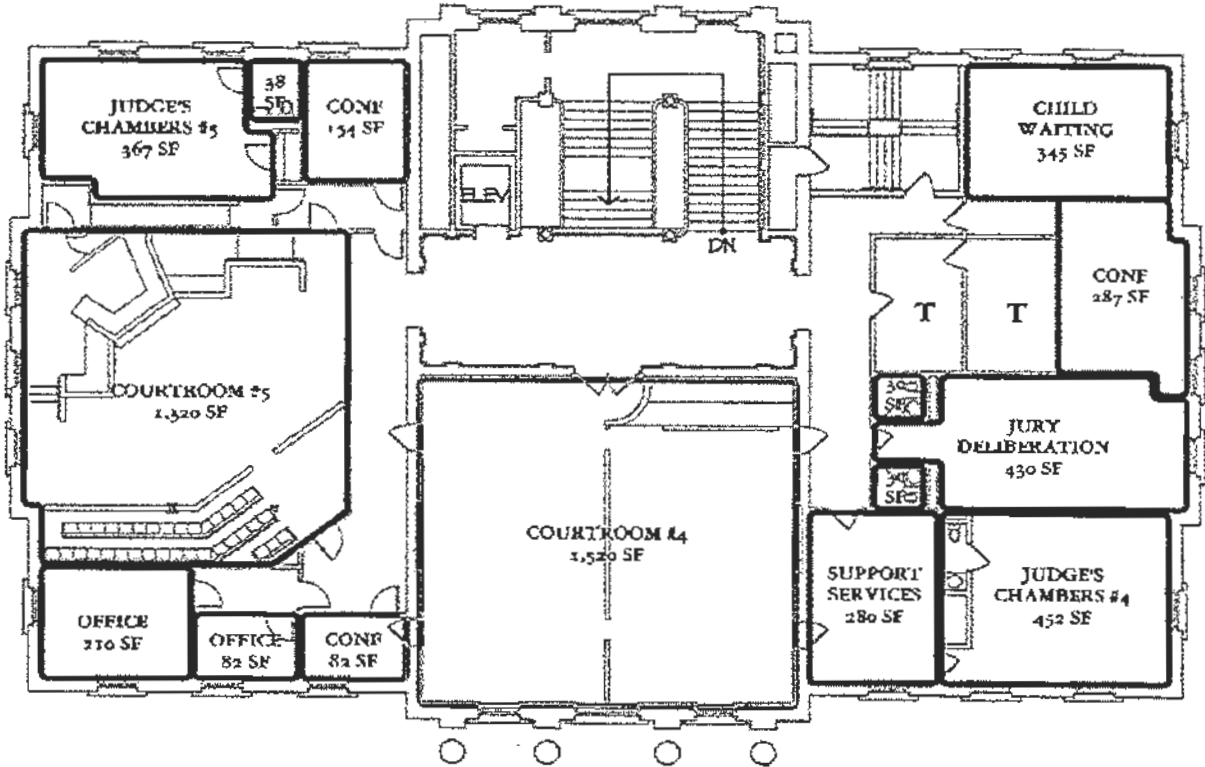


SECOND FLOOR (9,885 G.S.F.)
1" = 20'-0"



RENOVATED BUILDING DIAGRAM

RENOVATED COURTHOUSE
YEAR 2035 GROWTH

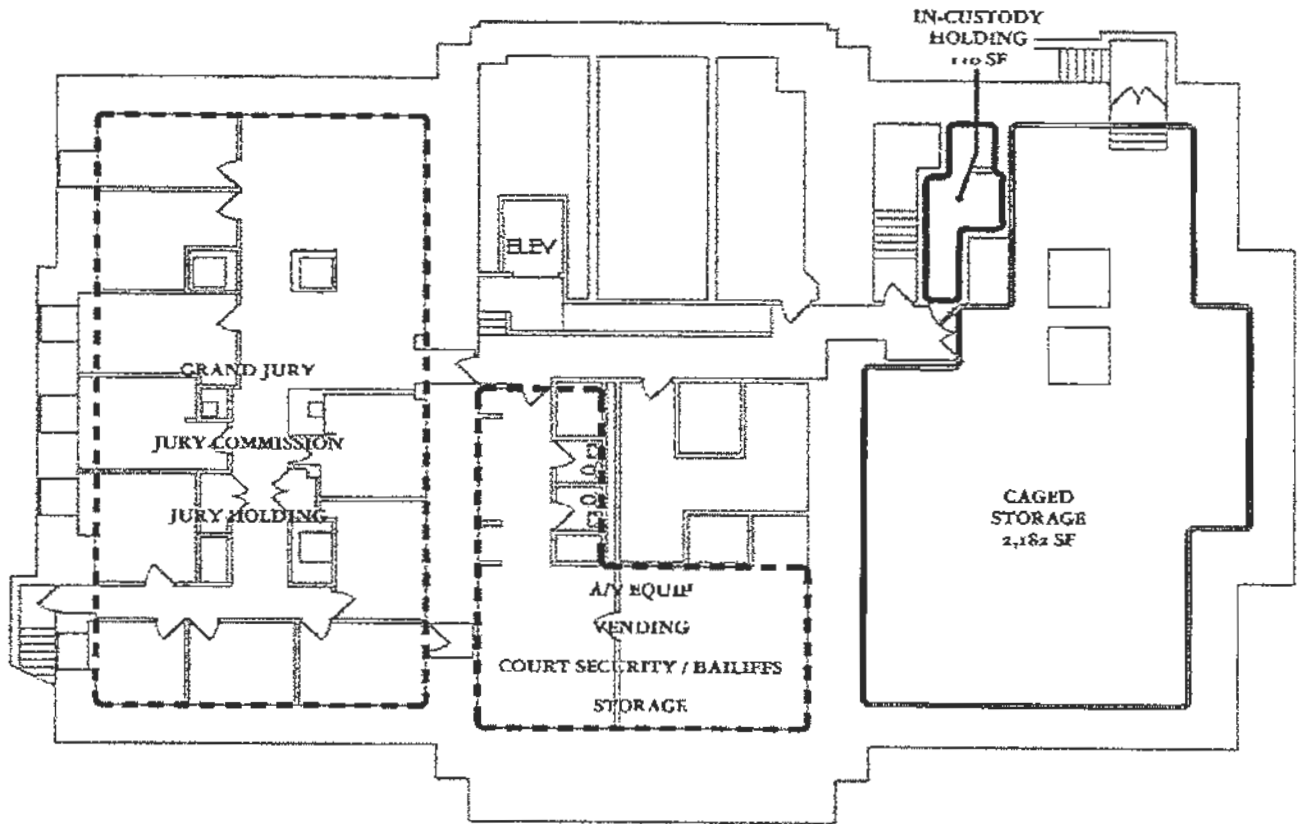


THIRD FLOOR (9,885 G.S.F.)
1" = 20'-0"



RENOVATED BUILDING DIAGRAM

RENOVATED COURTHOUSE
YEAR 2035 GROWTH

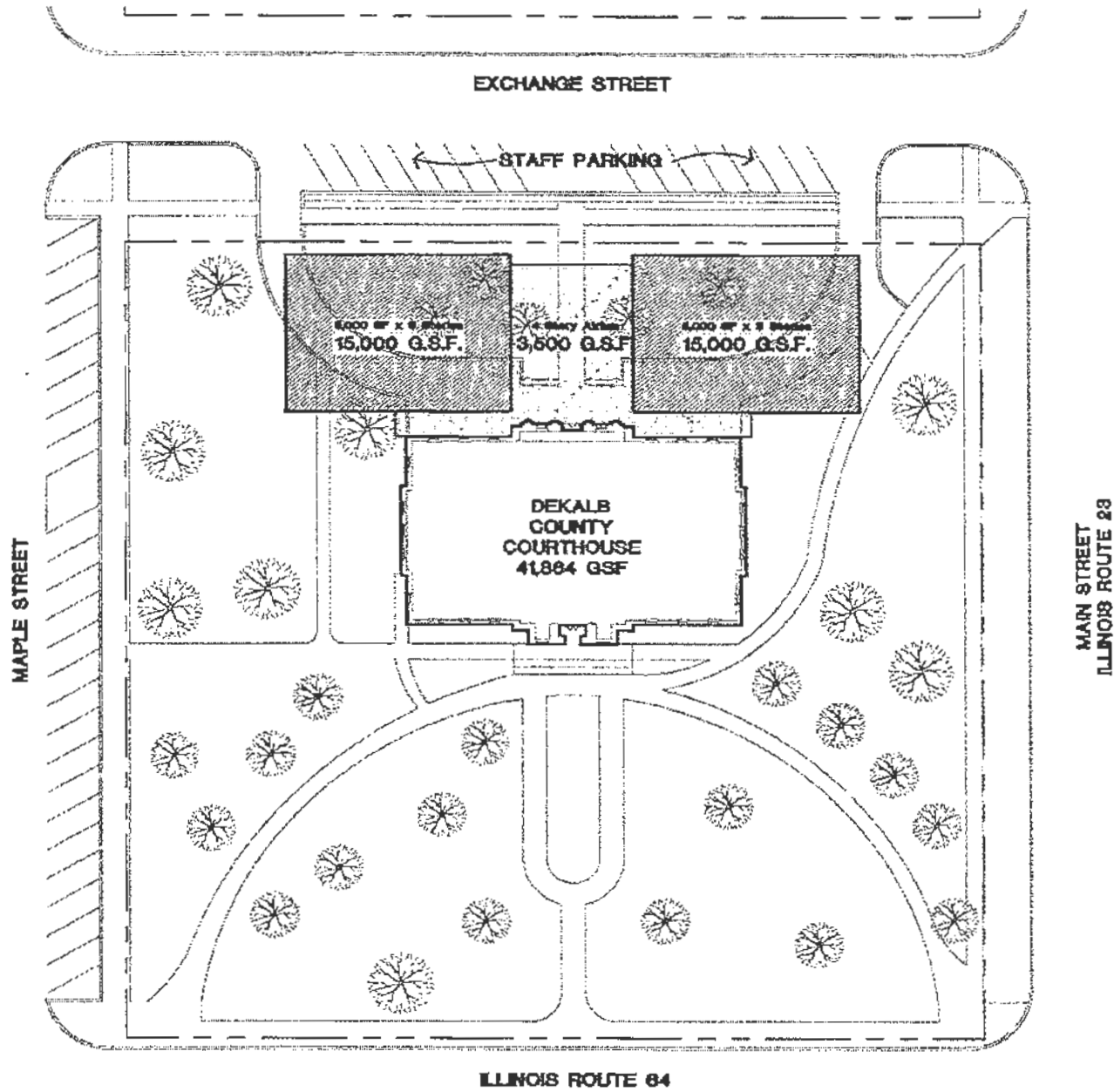


BASEMENT (11,133 G.S.F.)
1" = 20'-0"



SITE PLAN

DEKALB COUNTY COURTHOUSE



SITE PLAN (2.35 ACRES)
1" = 60'-0"



CENTRAL BUSINESS DISTRICT O-2
YARD REQUIREMENTS:
FRONT: NOT REQUIRED
SIDE: NOT REQUIRED
REAR: 5 FEET
LOT AREA: NOT REQUIRED

