Work contained in Option 1

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 SF plus 2,000+/ DGSF Court Clerks and 1,000+/ File Office

B. Expand Reno Justice Court to expand in old Facility Division space

C. Finish 2 courtrooms in South Tower – for Family Division (operationally this may be too fragmented and not necessary with this option)

D. Renovate 2nd and 3rd floor of Jail for 2 additional courtrooms for General Division – approximately 7,000 DGSF per floor

E. Construct new parking structure of 900 spaces

2030 – 2040 Projects 5 to 10 years

F. Construct New General Division Courthouse with General Jurisdiction and Facility Courts, Pre-Arraignment 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.

Construct additional new parking structure of 900 spaces - Parking includes secure movement zones for staff, litigant/inmates and general public

H. Close Court Street creating a unified campus with the historic court house site
Pluses and Minuses Option 1

Pluses

• Interim steps 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 resolve all existing security concerns
• Some interim steps will remain in place allowing for a reduced new court house size
• Greenspace and plazas create a unified downtown campus, civic center environment

Minuses

• 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
• Most complicated interim steps
• Does not resolve all existing security issues
• Spreads various court functions into multiple buildings making user/general public interface and delivery and quality of service 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 Justice system
• Highest level of inconvenience for all interim steps - The vertical expansion for the North Tower will cause significant disruptions to existing operations
• Due to almost on-going and various projects spread out over time, it will appear the Washoe County court system is constantly under construction
Work contained in Option 2

Project Development

2025 - 2030 Projects 5 to 10 years:
A. Furnish 2 courtrooms in 1 S. Sierra 3rd floor South Tower – for Family Division (Existing shelled out court rooms in the Reno Muni Court)
B. Renovate 2nd and 3rd floor of the old Jail for 4 additional courtrooms for General Division - approximately 7,000 DGSF per floor
C. 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 - Parking includes secure movement zones for staff, litigant/inmates and general public

2030 - 2040 Projects 5 to 10 years:
F. Construct New General Division Courthouse with General Jurisdiction and FamilyCourts, Pre-Arraignment 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 - 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
H. Construct New Parking of 900 spaces – Parking includes secure movement zones for staff, litigant/inmates and general public
I. Close Court Street creating a unified campus with the historic court house

Pluses and Minuses Option 2
Washoe County
Community Services Department

Arrington Watkins Architects /CGL
Team Presentation for County Board of Commissioners:

Washoe County Downtown Master Plan Update
Tuesday July 23, 2019 @ 10:00AM
Agenda

• Definition – Master Plan
• Data Gathering Process
• Statement of the Problem
• Needs Assessment Results
• Facility Condition Assessment
• Security Assessment
• 4 - Options to address growth
• Next Steps - Team Questions
Definition – Master Plan

**VISION**
Establish a long-term vision for evaluating short term need.

**SUSTAINABILITY**
Support green initiatives and invest in future generations.

**EFFICIENCY**
Improve government operations and public services.

**STEWARDSHIP**
Assess highest and best use of County resources.
Data Gathering Process

- Developed questionnaire
- Reviewed drawings and reports
- Conducted site review
- Interviewed key personnel
- Toured and assessed facilities
- Washoe County Facility Spreadsheets
- Reviewed maintenance costing reports
- Developed criteria and analysis
- Formulated site development options
• Work Environment/Access to Services – Adoption of space and industry standards
• Population Growth – From 503,000 to estimated 725,000 by 2040
• New Court Case Files – Growth from 18,278 to 23,444 by 2040
• Staff – Growth from 859 to 1,136 by 2040
• Physical Plant – Growth from 290,800 to 419,230 DGSF by 2040
• Parking – Growth from 687 to 1,821 by 2040
Project Purpose

- Identify current & future space planning to 2040
- Identify best practices & emerging trends
- Provide comprehensive overview of functions at:
  - 75 Court Street
  - 1 S. Sierra Street
  - 350 S. Center Street
  - Parking Structure – 220 S. Center Street
  - Court Street Surface Parking (Pioneer Lot)
Needs Assessment

Population

- Source: 4 Models - Census & AW Sheriff Master Plan
- Historic average annual growth rate of 2.2% last 10 years
- Projected average annual growth of 1.8% next 22 years
- Higher than NCSC November 2017 targets
Needs Assessment

Historic New Case Filings

- Source: NCSC November 2017 report
- Historic total average annual increase 1.3% last 17 years
  - Criminal up 32%
  - Civil down 9.4%
  - Family up 36.4%
  - Juvenile Excl. Traffic up 11.4%
Projected New Case Filings

<table>
<thead>
<tr>
<th>Projected New Case Filings</th>
<th>2017</th>
<th>2020</th>
<th>2025</th>
<th>2030</th>
<th>2035</th>
<th>2040</th>
<th>% Chg.</th>
<th>Chg./Yr.</th>
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<tbody>
<tr>
<td>Updated December 2018</td>
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<td>6,577</td>
<td>6,795</td>
<td>7,006</td>
<td>7,217</td>
<td>7,382</td>
<td>14.5%</td>
<td>0.6%</td>
</tr>
<tr>
<td>Family/Juvenile Excluding Traffic</td>
<td>11,831</td>
<td>12,345</td>
<td>13,237</td>
<td>14,160</td>
<td>15,133</td>
<td>16,063</td>
<td>35.8%</td>
<td>1.6%</td>
</tr>
<tr>
<td>Grand Total</td>
<td>18,278</td>
<td>18,923</td>
<td>20,032</td>
<td>21,165</td>
<td>22,350</td>
<td>23,444</td>
<td>28.3%</td>
<td>1.2%</td>
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<tr>
<td>NCSC November 2017</td>
<td></td>
<td></td>
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<tr>
<td>Criminal/Civil</td>
<td>6,447</td>
<td>6,604</td>
<td>6,865</td>
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<td>Family/Juvenile Excluding Traffic</td>
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<td>12,089</td>
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<td>13,382</td>
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<td>20,611</td>
<td>21,336</td>
<td>16.7%</td>
<td>0.7%</td>
</tr>
</tbody>
</table>

Source: CGL; December 2018.

- Analyzed 10 projection models, averaged 5
- Comparison to NCSC 2017 report
  - Criminal/Civil similar
  - Family/Juvenile higher
# Needs Assessment

## Existing Campus Space

### Existing Allocation of Space

<table>
<thead>
<tr>
<th>Category</th>
<th>Total</th>
<th>% Total</th>
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<tbody>
<tr>
<td>Second Judicial District Court</td>
<td>109,686</td>
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<tr>
<td>Alternate Public Defender</td>
<td>5,904</td>
<td>2%</td>
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<tr>
<td>District Attorney</td>
<td>77,458</td>
<td>27%</td>
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<tr>
<td>Human Services Agency</td>
<td>58,077</td>
<td>20%</td>
</tr>
<tr>
<td>Public Defender</td>
<td>16,511</td>
<td>6%</td>
</tr>
<tr>
<td>Reno Justice Court</td>
<td>23,164</td>
<td>8%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>290,800</td>
<td>100%</td>
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Source: Washoe County compiled by AW/CGL; February 2019.

290,800 SF
# Staff Projection Summary

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<tr>
<th>Department</th>
<th>Existing</th>
<th>2020</th>
<th>2025</th>
<th>2030</th>
<th>2035</th>
<th>2040</th>
<th>% Chg.</th>
<th>% Chg./Yr.</th>
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<tbody>
<tr>
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<td>9</td>
<td>10</td>
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<td>11</td>
<td>11</td>
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<td>Second Judicial District Court - General Jurisdiction Division Staff</td>
<td>24.0</td>
<td>24</td>
<td>26</td>
<td>26</td>
<td>28</td>
<td>28</td>
<td>8.3%</td>
<td>0.4%</td>
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<tr>
<td>Second Judicial District Court - Family Division Judges</td>
<td>6.0</td>
<td>7</td>
<td>8</td>
<td>9</td>
<td>10</td>
<td>11</td>
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<td>19</td>
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<td>29.4%</td>
<td>1.3%</td>
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<tr>
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<td>6</td>
<td>6</td>
<td>7</td>
<td>7</td>
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<td>2.3%</td>
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<tr>
<td>Second Judicial District Court - Case Compliance Specialists</td>
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<td>4</td>
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<td>1</td>
<td>1</td>
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<td>2</td>
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<tr>
<td>Second Judicial District Court - Family Services</td>
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<td>6</td>
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<td>8</td>
<td>60.0%</td>
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<tr>
<td>Second Judicial District Court - Filing Office/POHC</td>
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<td>28</td>
<td>29</td>
<td>30</td>
<td>31</td>
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<td>0.7%</td>
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<tr>
<td>Second Judicial District Court - Fiscal Services</td>
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<td>4</td>
<td>4</td>
<td>4</td>
<td>4</td>
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<td>1.5%</td>
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<td>Second Judicial District Court - Human Resources</td>
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<td>3</td>
<td>4</td>
<td>4</td>
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<td>9</td>
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<td>12</td>
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<tr>
<td>Second Judicial District Court - Interpreter Services</td>
<td>2.0</td>
<td>2</td>
<td>2</td>
<td>3</td>
<td>3</td>
<td>3</td>
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<td>2.3%</td>
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<tr>
<td>Second Judicial District Court - Jury Services</td>
<td>1.5</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>33.3%</td>
<td>1.5%</td>
</tr>
<tr>
<td>Second Judicial District Court - Law Library</td>
<td>4.5</td>
<td>5</td>
<td>5</td>
<td>6</td>
<td>7</td>
<td>7</td>
<td>56.0%</td>
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<tr>
<td>Second Judicial District Court - Self Help Center</td>
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<td>5</td>
<td>5</td>
<td>6</td>
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<td>Second Judicial District Court - Pretrial Services</td>
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<td>9</td>
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<tr>
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<td>23.0</td>
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<td>34</td>
<td>36</td>
<td>57.0%</td>
<td>2.6%</td>
</tr>
<tr>
<td>Second Judicial District Court - Specialty Courts</td>
<td>12.0</td>
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<td>14</td>
<td>16</td>
<td>17</td>
<td>18</td>
<td>50.0%</td>
<td>2.3%</td>
</tr>
<tr>
<td>Alternate Public Defender</td>
<td>17.0</td>
<td>18</td>
<td>20</td>
<td>21</td>
<td>23</td>
<td>24</td>
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<td>1.9%</td>
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<tr>
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<td>Public Defender</td>
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<td>66</td>
<td>69</td>
<td>72</td>
<td>74</td>
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<tr>
<td>Reno Justice Court Justices of the Peace</td>
<td>6.0</td>
<td>6</td>
<td>6</td>
<td>7</td>
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<td>8</td>
<td>33.0%</td>
<td>1.5%</td>
</tr>
<tr>
<td>Reno Justice Court Staff</td>
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<td>51</td>
<td>59</td>
<td>66</td>
<td>68</td>
<td>72</td>
<td>43.0%</td>
<td>2.0%</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>858.5</strong></td>
<td><strong>893</strong></td>
<td><strong>961</strong></td>
<td><strong>1,023</strong></td>
<td><strong>1,081</strong></td>
<td><strong>1,136</strong></td>
<td><strong>32.3%</strong></td>
<td><strong>1.5%</strong></td>
</tr>
</tbody>
</table>

Source: CGL; February 2019 and updated April 2019.

- Total growing from 858 to 1,136 by 2040
- Second Judicial District Court growing from existing 200 to 291 by 2040
## Space Projection Summary

- **Total growing from current 290,800 to 419,230 DGSF by 2040**
- **Second Judicial District Court growing from 109,686 to 198,200 DGSF by 2040**

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing</th>
<th>2025</th>
<th>2030</th>
<th>2035</th>
<th>2040</th>
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<tbody>
<tr>
<td>75 Court St</td>
<td>86,386</td>
<td>118,785</td>
<td>120,800</td>
<td>126,375</td>
<td>128,068</td>
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<tr>
<td>Second Judicial District Court</td>
<td>86,386</td>
<td>118,785</td>
<td>120,800</td>
<td>126,375</td>
<td>128,068</td>
</tr>
<tr>
<td>1 S Sierra St</td>
<td>123,923</td>
<td>155,635</td>
<td>169,725</td>
<td>177,540</td>
<td>192,213</td>
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<td>53,080</td>
<td>59,735</td>
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<td>77,458</td>
<td>63,860</td>
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<td>70,800</td>
<td>74,100</td>
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<td>Public Defender</td>
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<td>18,975</td>
<td>19,800</td>
<td>20,350</td>
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<tr>
<td><strong>Grand Total</strong></td>
<td><strong>290,800</strong></td>
<td><strong>363,470</strong></td>
<td><strong>383,770</strong></td>
<td><strong>398,900</strong></td>
<td><strong>419,230</strong></td>
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</tbody>
</table>

Source: CGL; May 2019.
Existing Parking Assessment

- Based on survey responses
- Total Parking = 95% staff + 60% peak visitors + 100% fleet vehicles
- Required – 1,800+/
- Current Available = Court Street + 350 Center St = 687 spaces
- Deficiency = 1,134 spaces

<table>
<thead>
<tr>
<th>Department</th>
<th>Staff</th>
<th>Peak Visitors</th>
<th>Fleet Vehicle</th>
<th>Total Parking*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Second Judicial District Court - General Jurisdiction Division Judges</td>
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<td>765</td>
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<td>467.6</td>
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<tr>
<td>Second Judicial District Court - General Jurisdiction Division Staff</td>
<td>24.0</td>
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<tr>
<td>Second Judicial District Court - Family Division Judges</td>
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<td></td>
<td>106.5</td>
</tr>
<tr>
<td>Second Judicial District Court - Family Division Staff</td>
<td>17.0</td>
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<td>16.2</td>
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<tr>
<td>Second Judicial District Court - Court Administration</td>
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<td>12.8</td>
</tr>
<tr>
<td>Second Judicial District Court - Case Compliance Specialists</td>
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<td></td>
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</tr>
<tr>
<td>Second Judicial District Court - Court Clerks</td>
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<tr>
<td>Second Judicial District Court - Family Services</td>
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<td>10.8</td>
</tr>
<tr>
<td>Second Judicial District Court - Filing Office/POHC</td>
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<td>34.7</td>
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<tr>
<td>Second Judicial District Court - Fiscal Services</td>
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<td></td>
<td>2.9</td>
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<td>Second Judicial District Court - Human Resources</td>
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<td>4.9</td>
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<td>Second Judicial District Court - Information Technology</td>
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<tr>
<td>Second Judicial District Court - Interpreter Services</td>
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<td>1.9</td>
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<tr>
<td>Second Judicial District Court - Jury Services</td>
<td>1.5</td>
<td>150</td>
<td></td>
<td>91.4</td>
</tr>
<tr>
<td>Second Judicial District Court - Law Library</td>
<td>4.5</td>
<td>30</td>
<td></td>
<td>22.3</td>
</tr>
<tr>
<td>Second Judicial District Court - Self Help Center</td>
<td>2.5</td>
<td>20</td>
<td></td>
<td>14.4</td>
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<tr>
<td>Second Judicial District Court - Pretrial Services</td>
<td>8.0</td>
<td>12</td>
<td></td>
<td>14.8</td>
</tr>
<tr>
<td>Second Judicial District Court - Sheriff's Office</td>
<td>23.0</td>
<td>15</td>
<td></td>
<td>21.9</td>
</tr>
<tr>
<td>Second Judicial District Court - Specialty Courts</td>
<td>12.0</td>
<td></td>
<td></td>
<td>20.4</td>
</tr>
<tr>
<td>Alternate Public Defender</td>
<td>17.0</td>
<td>5</td>
<td>1</td>
<td>20.2</td>
</tr>
<tr>
<td>District Attorney</td>
<td>179.0</td>
<td>20</td>
<td>11</td>
<td>193.1</td>
</tr>
<tr>
<td>Human Services Agency</td>
<td>349.0</td>
<td>50</td>
<td>65</td>
<td>426.6</td>
</tr>
<tr>
<td>Public Defender</td>
<td>61.0</td>
<td>10</td>
<td>4</td>
<td>68.0</td>
</tr>
<tr>
<td>Reno Justice Court Justices of the Peace</td>
<td>6.0</td>
<td></td>
<td></td>
<td>5.7</td>
</tr>
<tr>
<td>Reno Justice Court Staff</td>
<td>46.0</td>
<td></td>
<td></td>
<td>43.7</td>
</tr>
<tr>
<td>Reno Municipal Court</td>
<td>50.0</td>
<td>150</td>
<td>3</td>
<td>140.5</td>
</tr>
</tbody>
</table>

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.
Facility Condition Assessment

Criteria for Assessment

• Approach
  • Physical Condition of the facilities
    ▪ Physical Observations of the facilities
    ▪ Staff Interviews
    ▪ Maintenance records
    ▪ Security Challenges
  
• Financial assessment of Facilities
  ▪ Comparison with industry standards
  ▪ Estimated deferred maintenance
Facility Condition Assessment

Facility Condition Index (FCI)

• Approach
  • County uses Facility Condition Needs Index (FCNI)
  • Very similar to FCI
  • Assess the condition of the facility
  • Calculate ongoing maintenance costs
  • Calculate deferred maintenance costs
  • Calculate the replacement costs of the building or facility
  • Divide all maintenance costs by the replacement costs
  • Develop a percentage factor/scoring
  • Review the factor against the six color levels

Facility Condition Index (FCI)

\[
FCI = \frac{\text{Deferred Maintenance Deficiencies (DMD)}}{\text{Current Replacement Value (CRV)}}
\]
## Facility Condition Assessment

### 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.

<table>
<thead>
<tr>
<th>Building Number</th>
<th>Building Name</th>
<th>Address</th>
<th>Square Feet</th>
<th>Year Built</th>
<th>Cost Per Sq Ft</th>
<th>Estimated Replacement Cost **</th>
<th>Estimated Average Repair Costs #</th>
<th>Lowest Reported Annual Repair Costs</th>
<th>Highest Reported Annual Repair Costs</th>
<th>Life time Repairs per White Stone</th>
<th>Total Deferred Maintenance</th>
<th>Facility Condition Needs Index</th>
<th>Date</th>
<th>Description of Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>CRT-CHN</td>
<td>Court Tower North Tower</td>
<td>1 South Sierra Street Reno, NV</td>
<td>154,160</td>
<td>2006</td>
<td>$450</td>
<td>$633,722,000</td>
<td>$34,336</td>
<td>$22,206</td>
<td>$245,314</td>
<td>$8,993,571</td>
<td>$8,581,536,41</td>
<td>&gt;0.125</td>
<td>2018</td>
<td>2013</td>
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<tr>
<td>CRT-MUNI</td>
<td>Court Tower Mills Lane</td>
<td>1 South Sierra Street Reno, NV</td>
<td>134,229</td>
<td>2006</td>
<td>$400</td>
<td>$533,691,600</td>
<td>$35,242</td>
<td>$22,507</td>
<td>$50,481</td>
<td>$6,785,437</td>
<td>$6,362,528,15</td>
<td>&gt;0.125</td>
<td>2018</td>
<td>2013</td>
</tr>
<tr>
<td>CRT-CHM</td>
<td>Historic Court House</td>
<td>75 Court Street Reno, NV</td>
<td>135,956</td>
<td>1910-1965</td>
<td>$450-700</td>
<td>$82,611,200</td>
<td>$71,087</td>
<td>$34,775</td>
<td>$90,701</td>
<td>$49,002,332</td>
<td>$41,324,986,45</td>
<td>&gt;0.50</td>
<td>2018</td>
<td>2013</td>
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<tr>
<td>N/A</td>
<td>Court St. Parking Area</td>
<td>Court St. Parking Area Reno, NV</td>
<td>114,155</td>
<td>2000</td>
<td>$8</td>
<td>$911,813</td>
<td>$1,991</td>
<td>$49</td>
<td>$5,245</td>
<td>$118,727</td>
<td>$82,895,30</td>
<td>&lt;0.05</td>
<td>2018</td>
<td>2013</td>
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<tr>
<td>N/A</td>
<td>Liberty Center Parking</td>
<td>220 S. Center Street Reno, NV</td>
<td>155,312</td>
<td>1974</td>
<td>$68</td>
<td>$10,483,560</td>
<td>$8,271</td>
<td>$656</td>
<td>$7,517</td>
<td>$8,144,437</td>
<td>$8,000,530,63</td>
<td>&lt;0.75</td>
<td>2018</td>
<td>2013</td>
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<tr>
<td><strong>Totals</strong></td>
<td></td>
<td></td>
<td>783,440</td>
<td></td>
<td></td>
<td>$242,439,973</td>
<td>$189,267</td>
<td>$86,778,633</td>
<td>$76,222,951</td>
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<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**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

### Facility Condition Index (FCI)

**FCI= Deferred Maintenance Deficiencies (DMD) / Current Replacement Value (CRV)**

- **Good** =< 0.05
- **Fair** 0.05-0.10
- **Severe** > 0.125
- **Critical** > 0.15
- **Replace** > 0.50
Security Challenges:

- No sallyports for staff safety
- No separation zones
- No ability to increase footprint
- Compensate with staff rather than physical footprint
- Poor entry screening area – Difficult to filter all contraband
- No ballistic glazing
- No anti-terrorism standoff separation
- Open staff parking areas
- Poor facility for Court Security staff
Security Condition Assessment

Security Shortfalls:
No Separation Zones
• General Public
• Litigants/Inmates
• Judges
• Staff
• Courts

Best Practice Example
Security Condition Assessment

Best Practice Example
Concepts and Ideas
• Not designs or final solutions
• Concepts of possible volumes of space and time frames to address 2040 needs

Proposed Concepts
• Option 1 – Most Intense Interim steps, Yields Smallest New Court house
• Option 2 – Yields Second Smallest New Court House
• Option 3 – Yields Second Smallest New Court House
• Option 4 – Yields Largest and fastest Court House Delivery, Maximum Open Space
Concepts to address growth – Key Plan

**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
3. 3R. 75 Court Street – Interior Remodel – Renovation of existing old Jail – floors 2 and 3
   3D. 75 Court Street - Demolish existing old jail
4. 4R. 75 Court Street – Interior remodel – Renovation of existing Judge’s Chambers and staff offices to interconnect with the new courts on 2nd and 3rd floors of old jail
   4D. 75 Court Street – Demolish existing judge’s chambers and court functions
5. Court St. Parking area - New ground up construction – New court house and all required court support functions – varies by size based on Option selected
6. Court St. Parking Area - New ground up construction – New Office Building for Alternate Public Defender, Public Defender and Human Services
7. Court St. 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
Concepts to address growth – Option 1

Work contained in Option 1

Project Development

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 10 - 20 years
- Construct new Washoe County Courthouse with Second Judicial District Court - general and family jurisdiction divisions, Reno Courts and Pre-Arraignment Sheriff Office Holding – About 200 beds = 40,000 SF + 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
Concepts to address growth – Option 2

Work contained in Option 2

Project Development

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 10 – 20 years:

- Construct new Washoe County Courthouse with Second Judicial District Court - general and family jurisdiction divisions and Pre-Arraignment Sheriff Office Holding – About 200 beds – 40,000 SF + 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 APD 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
Concepts to address growth – Option 3

Work contained in 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 10 – 20 years
- Construct new Washoe County Courthouse with Second Judicial District Court - general and family jurisdiction divisions and Pre-Arraignment Sheriff Office Holding – About 200 beds – 40,000 SF + 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
Concepts to address growth – Option 4

Work contained in Option 4

2025 – Projects 5 years
• Furnish 2 courtrooms in 1 S. Sierra 3rd floor South Tower – for Family Division

2025 – 2030 – 5 to 10 years
• Construct new Washoe County Courthouse with Second Judicial District Court - general and family jurisdiction divisions and Pre-Arraignment Sheriff Office Holding – About 200 beds - 40,000 SF + 198,200 DGSF X 1.4 = 277,480 SF
• Construct new office building for HS, 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
Next Steps – Team Questions