

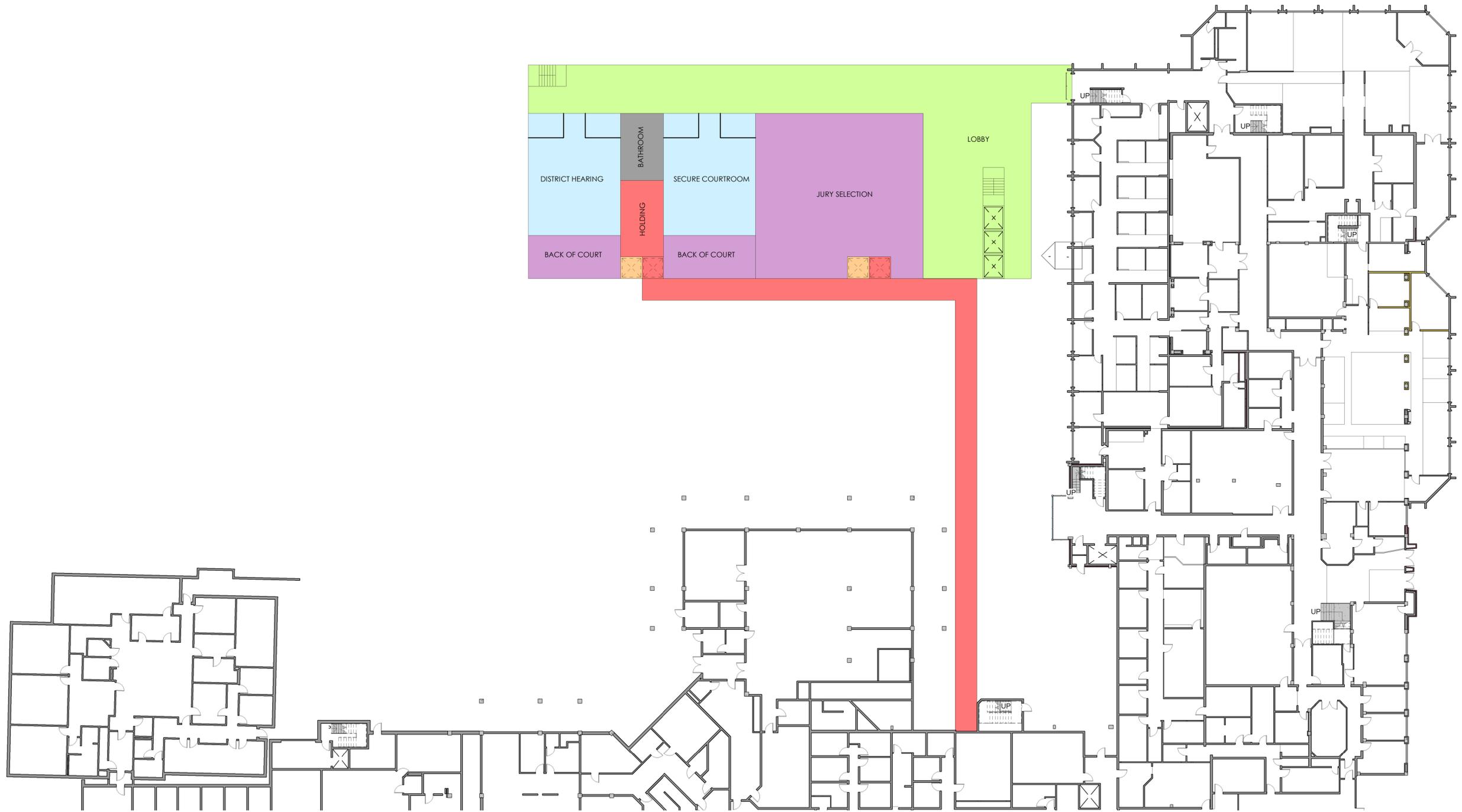
DESIGN OPTION 5

XI.

KITSAP COUNTY COURTHOUSE FINAL REPORT

DESIGN OPTION 5





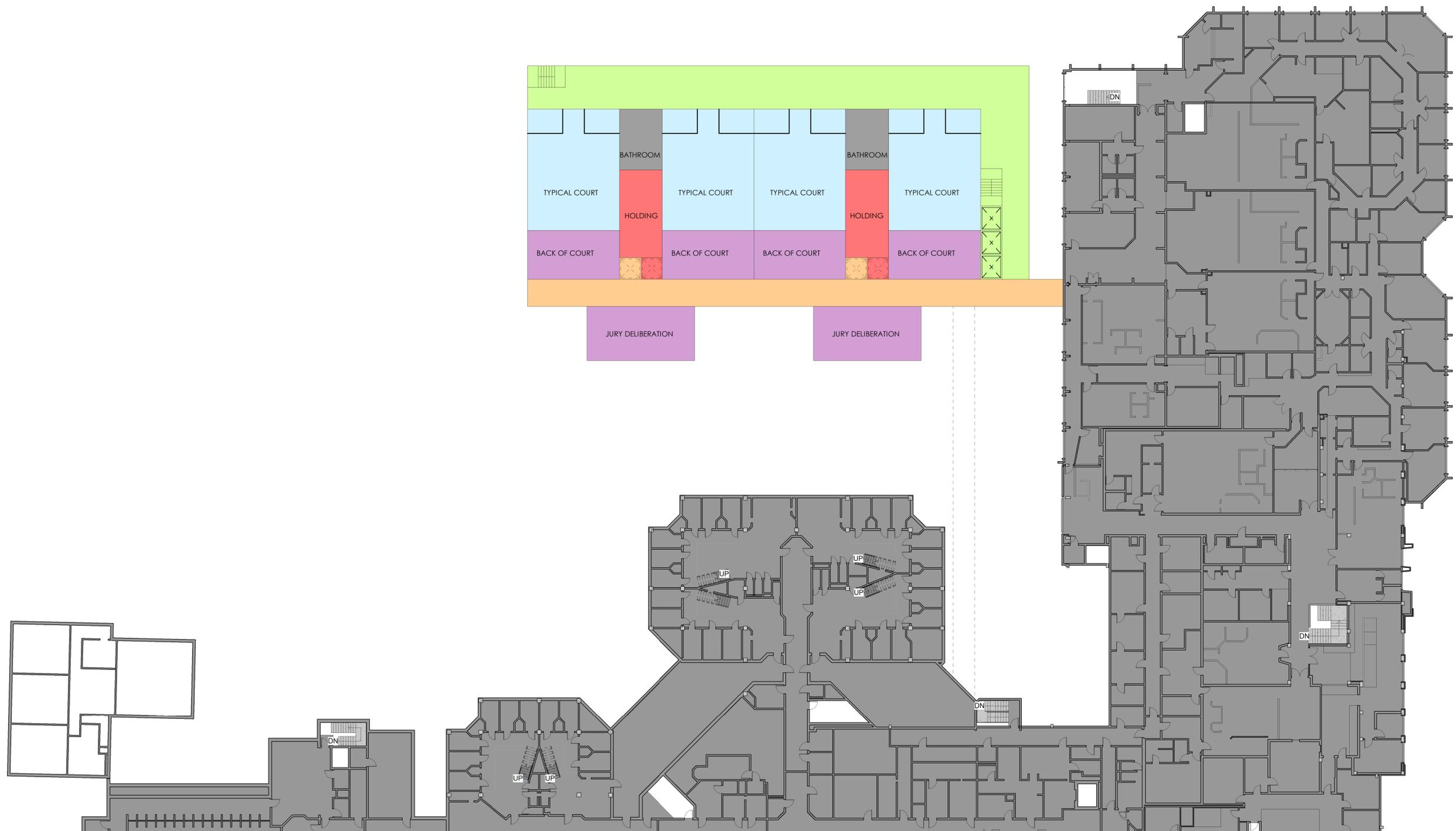
① FLOOR 1  
1" = 20'-0"

# FEASIBILITY & SPACE NEEDS ASSESSMENT

614 DIVISION ST.  
PORT ORCHARD, WA 98366  
PRE DESIGN | 11/28/16

**A-201**  
FIRST FLOOR PLAN





① FLOOR 2  
1" = 20'-0"

# FEASIBILITY & SPACE NEEDS ASSESMENT

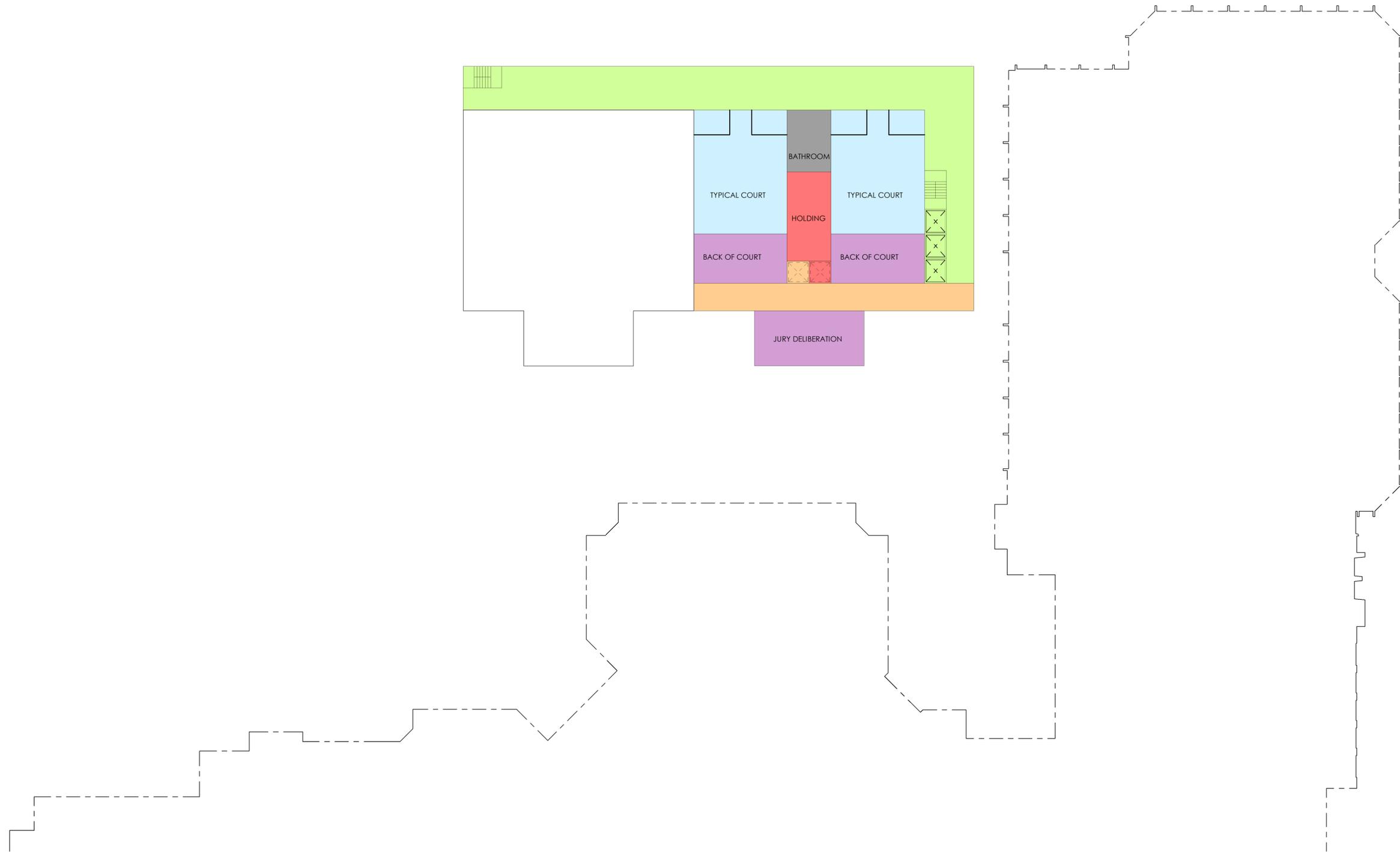
614 DIVISION ST.  
PORT ORCHARD, WA 98366  
PRE DESIGN | 07/16/18

**A-202**

SECOND & THIRD FLOOR PLAN



THOMAS  
architecture studios



① FLOOR 4  
1" = 20'-0"

# FEASIBILITY & SPACE NEEDS ASSESSMENT

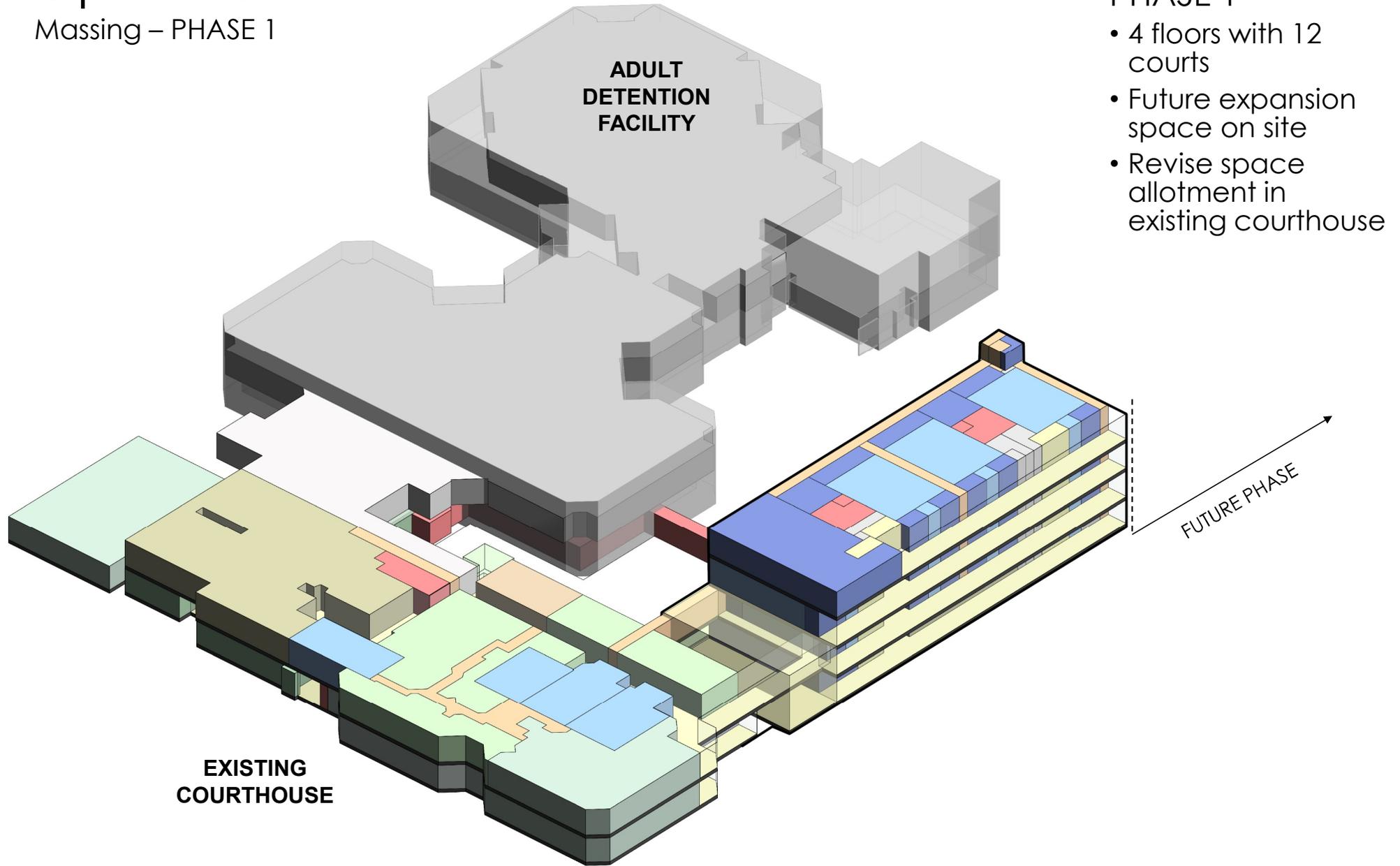
614 DIVISION ST.  
PORT ORCHARD, WA 98366  
PRE DESIGN | 07/19/18

**A-203**  
FOURTH FLOOR PLAN



# Option 5

Massing – PHASE 1



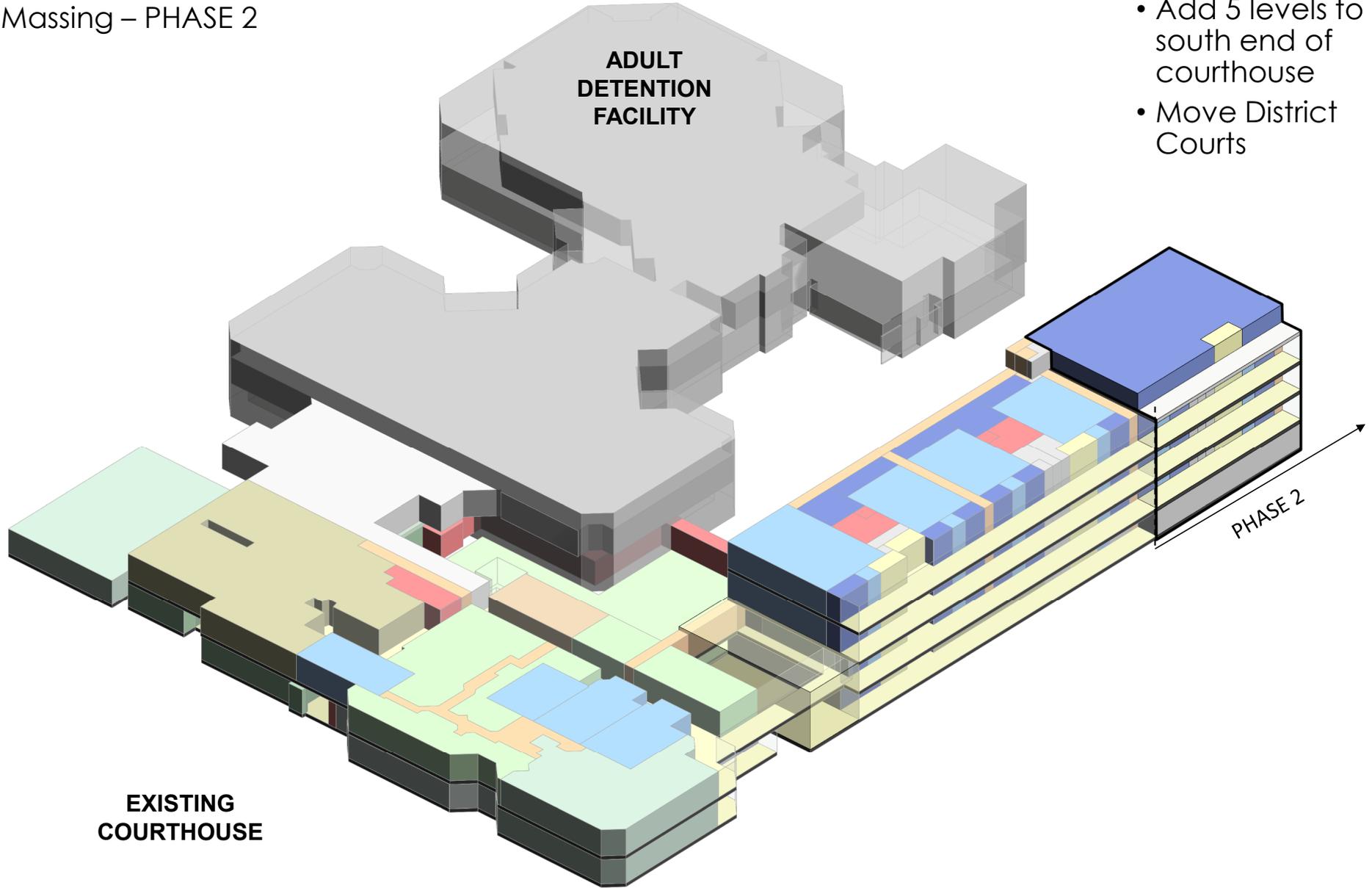
## PHASE 1

- 4 floors with 12 courts
- Future expansion space on site
- Revise space allotment in existing courthouse



# Option 5

Massing – PHASE 2

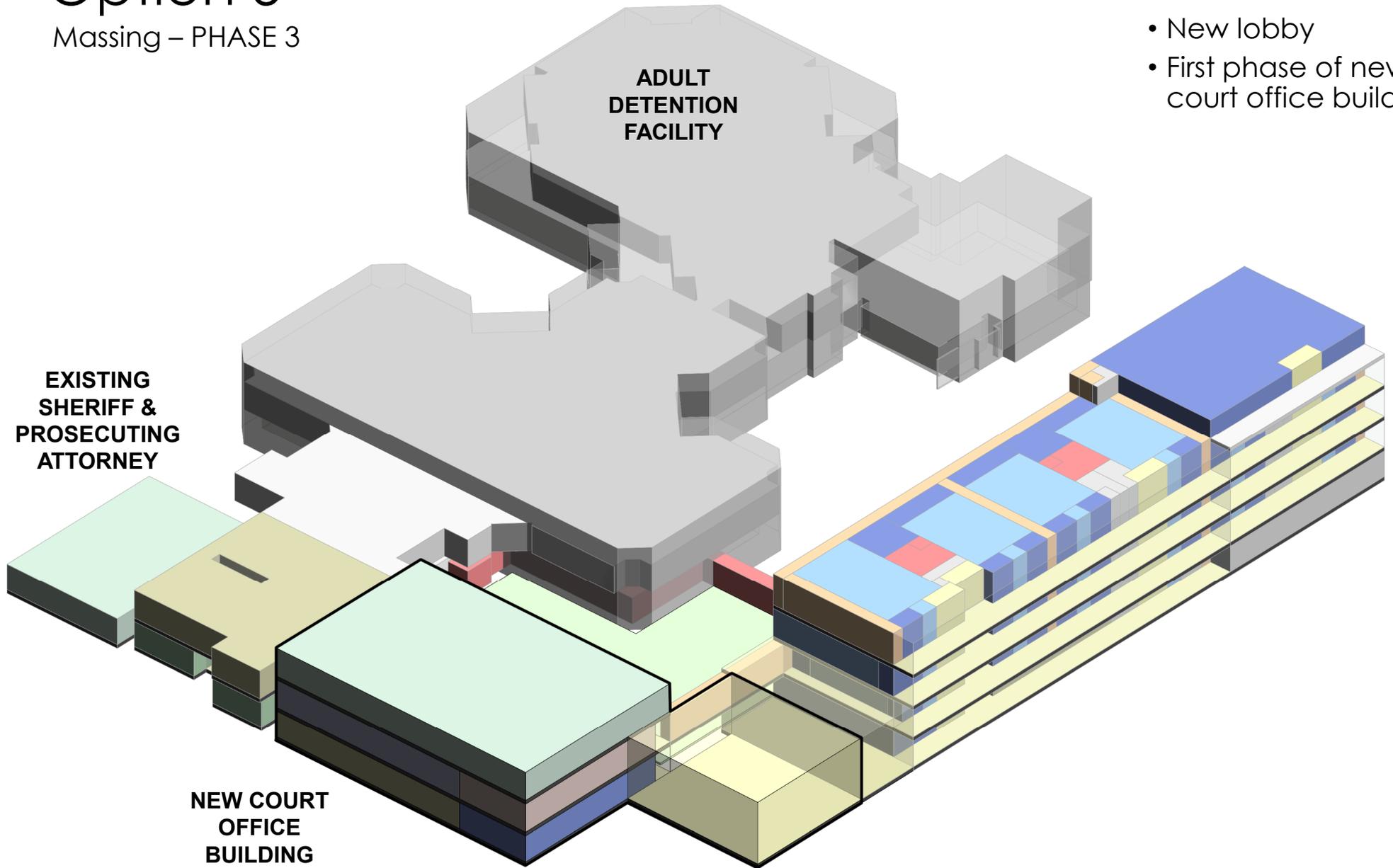


# Option 5

Massing – PHASE 3

## PHASE 3

- New lobby
- First phase of new court office building

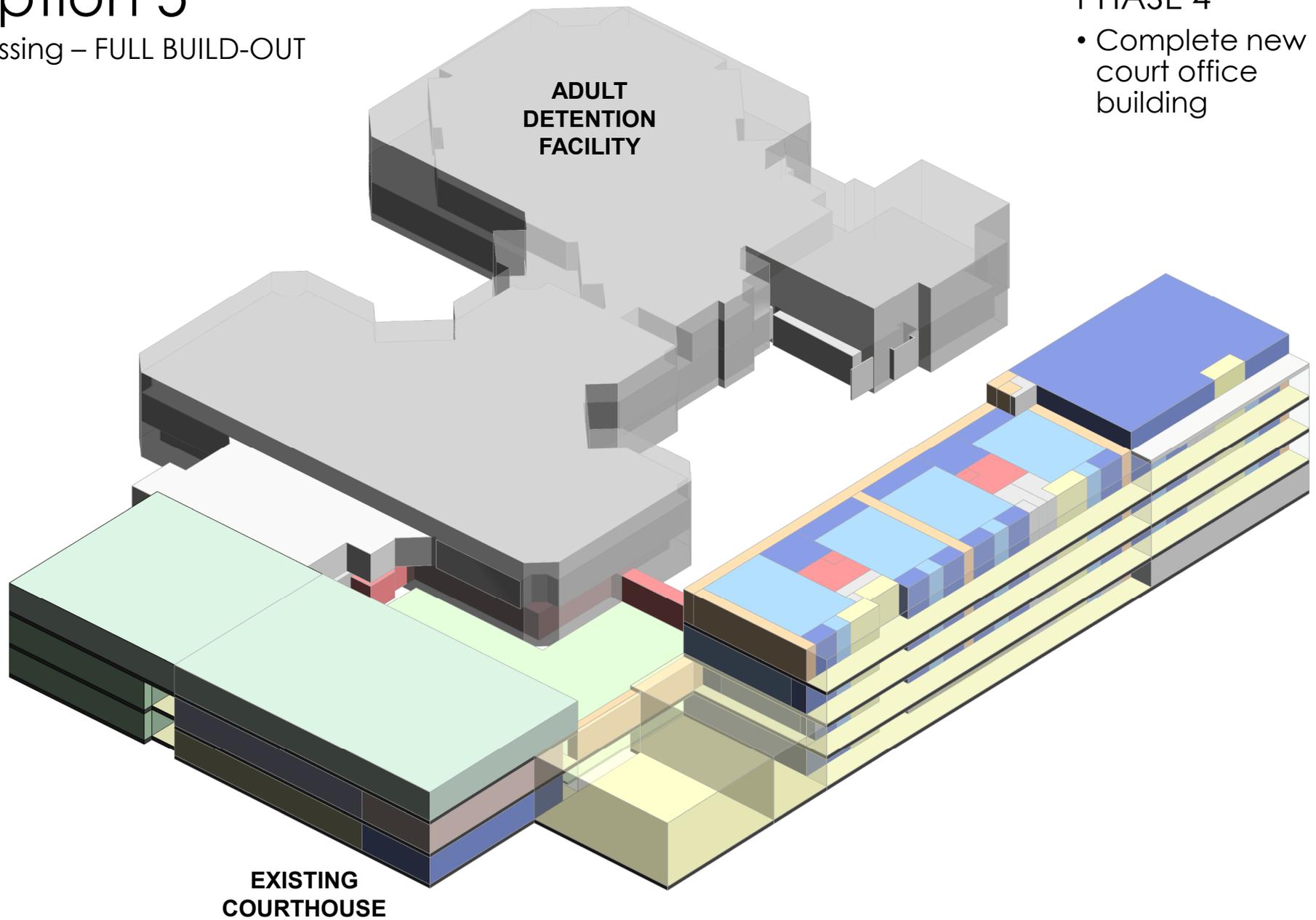


# Option 5

Massing – FULL BUILD-OUT

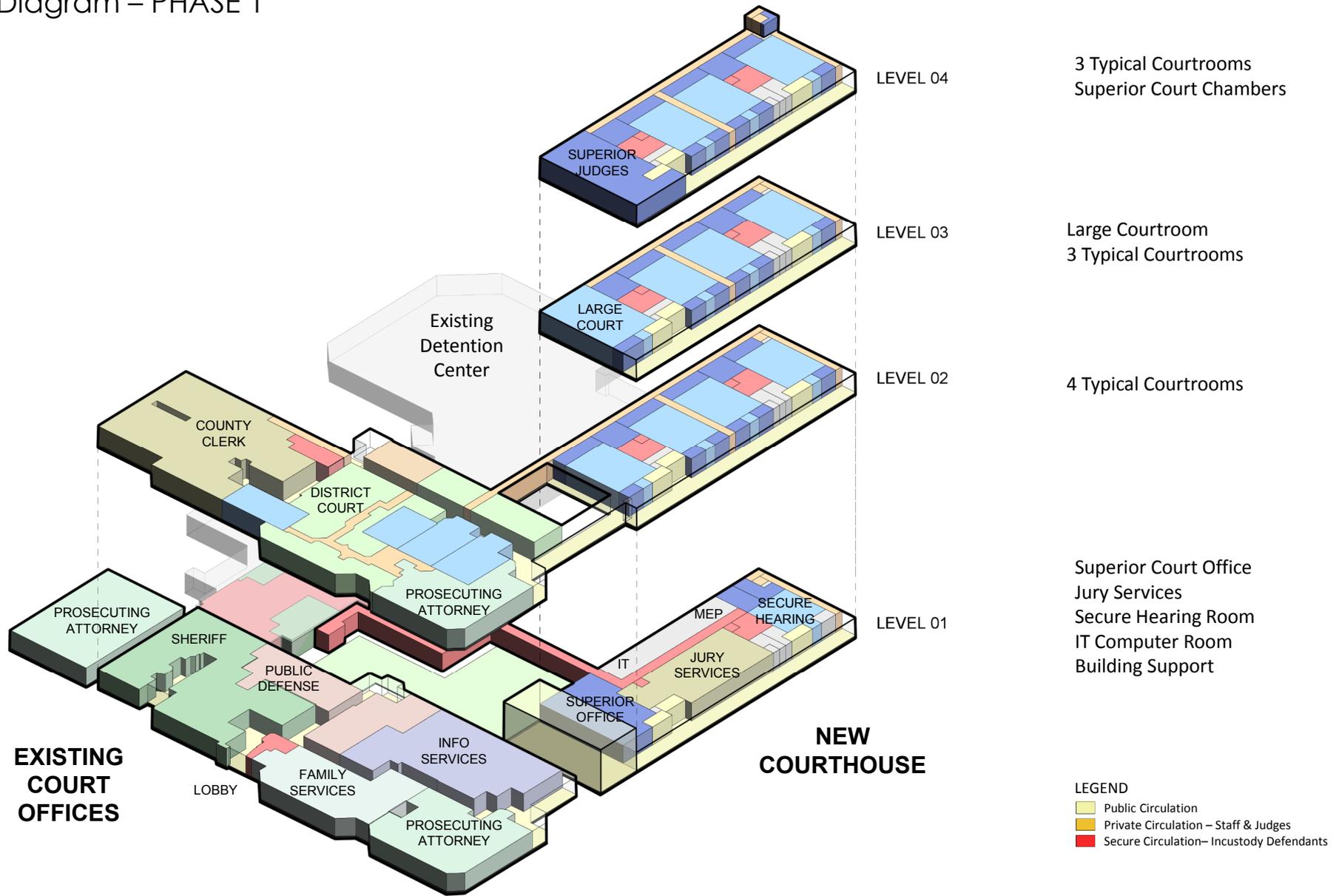
## PHASE 4

- Complete new court office building



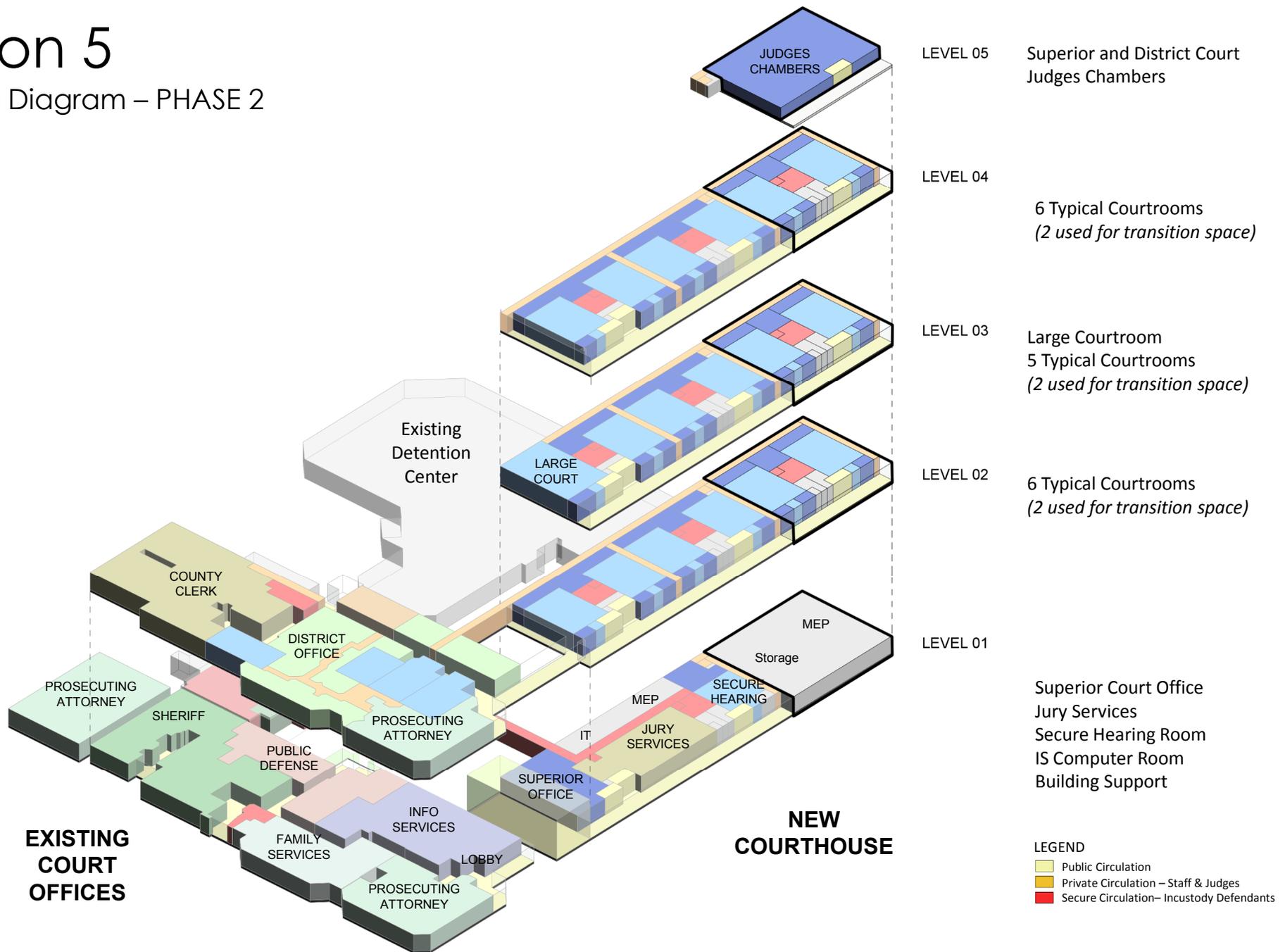
# Option 5

## Stacking Diagram – PHASE 1



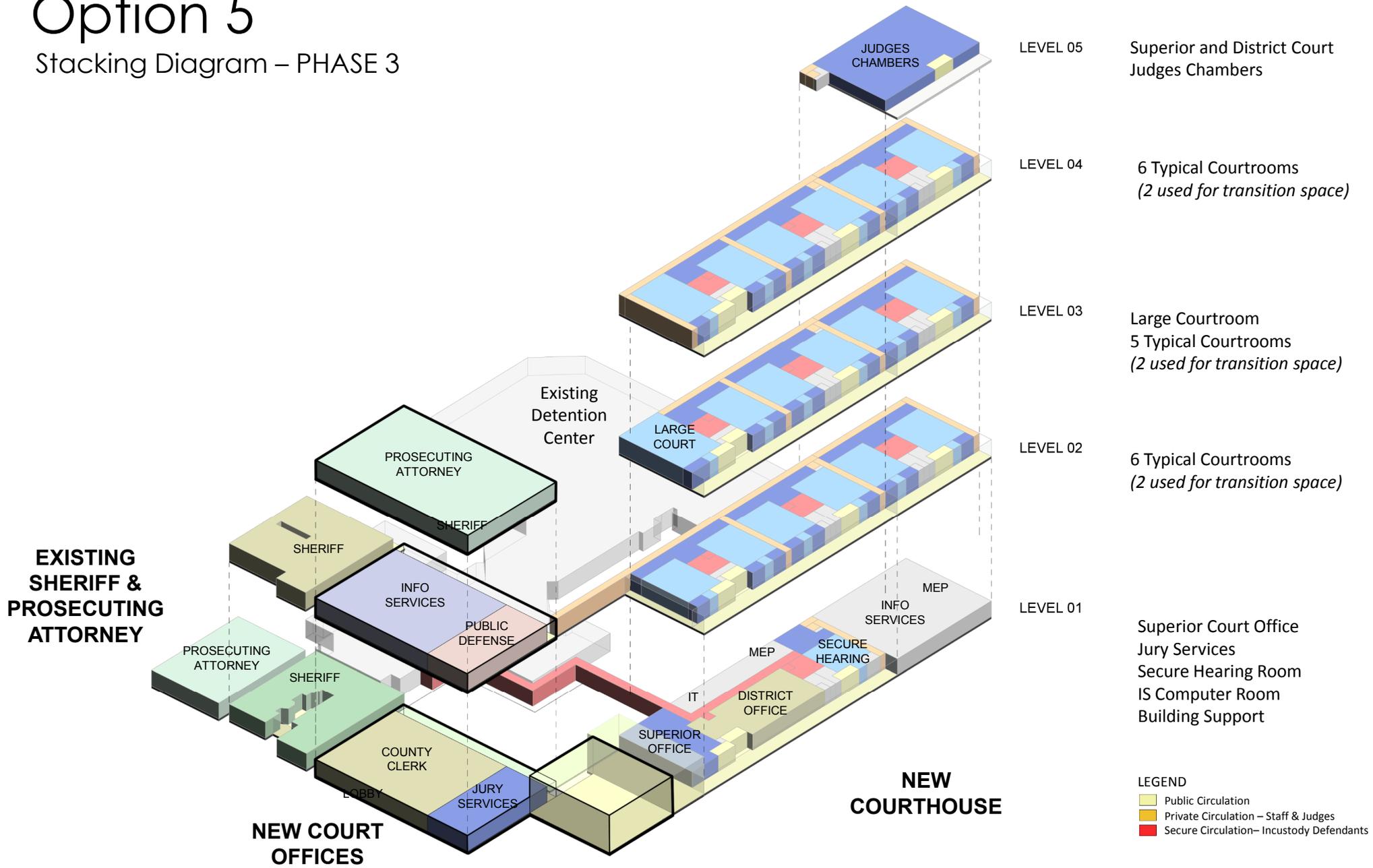
# Option 5

## Stacking Diagram – PHASE 2



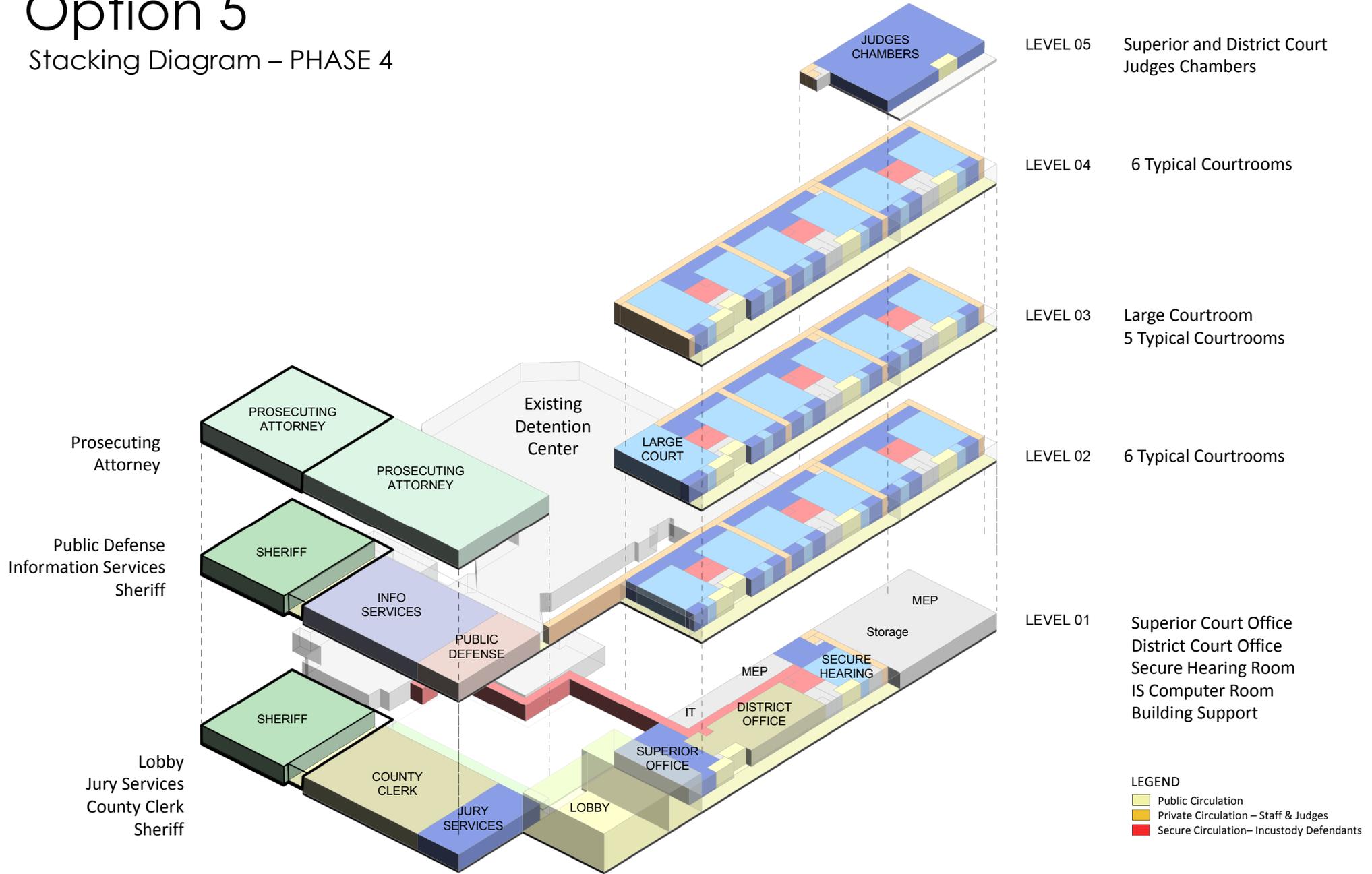
# Option 5

## Stacking Diagram – PHASE 3



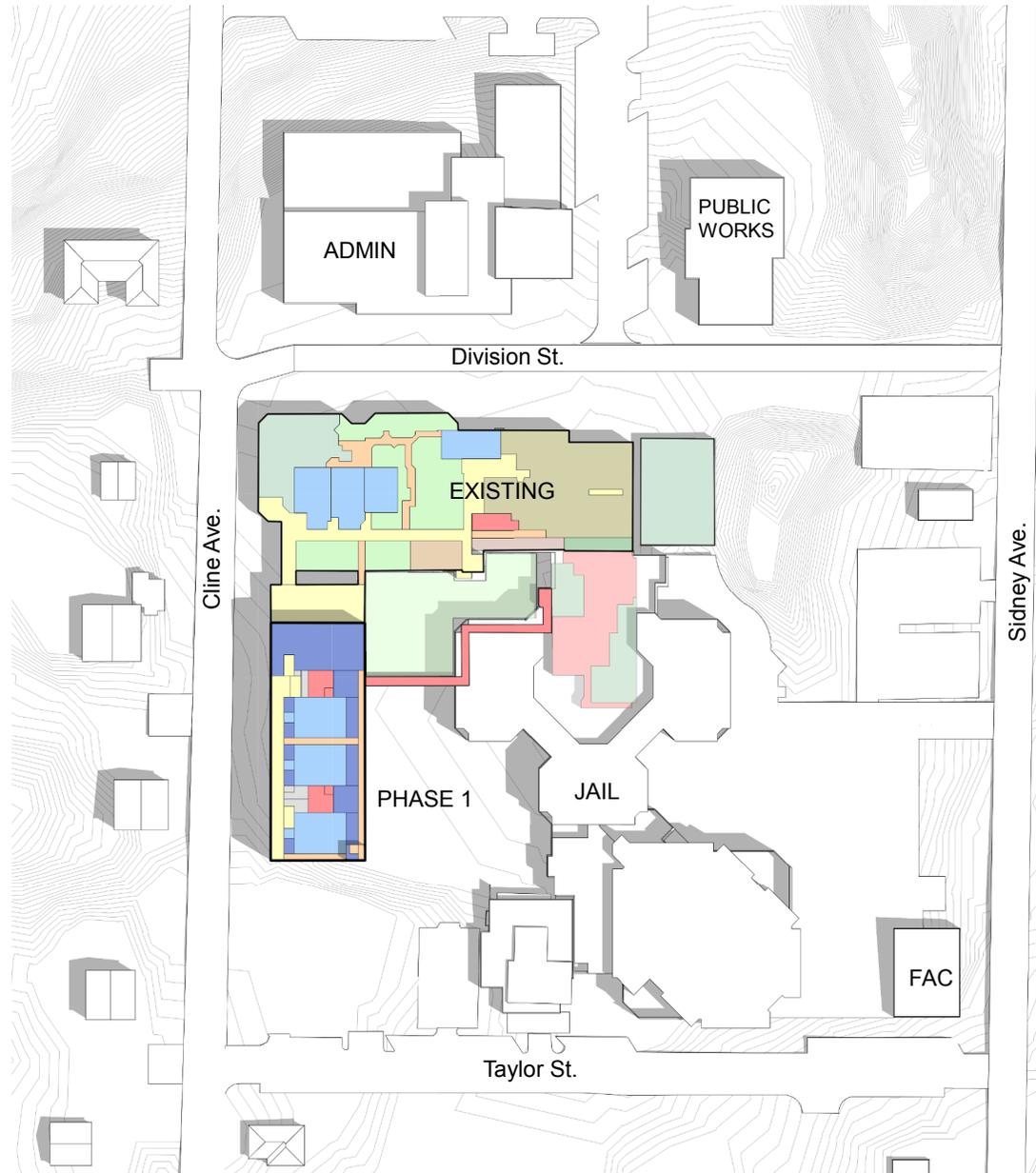
# Option 5

## Stacking Diagram – PHASE 4



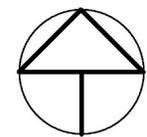
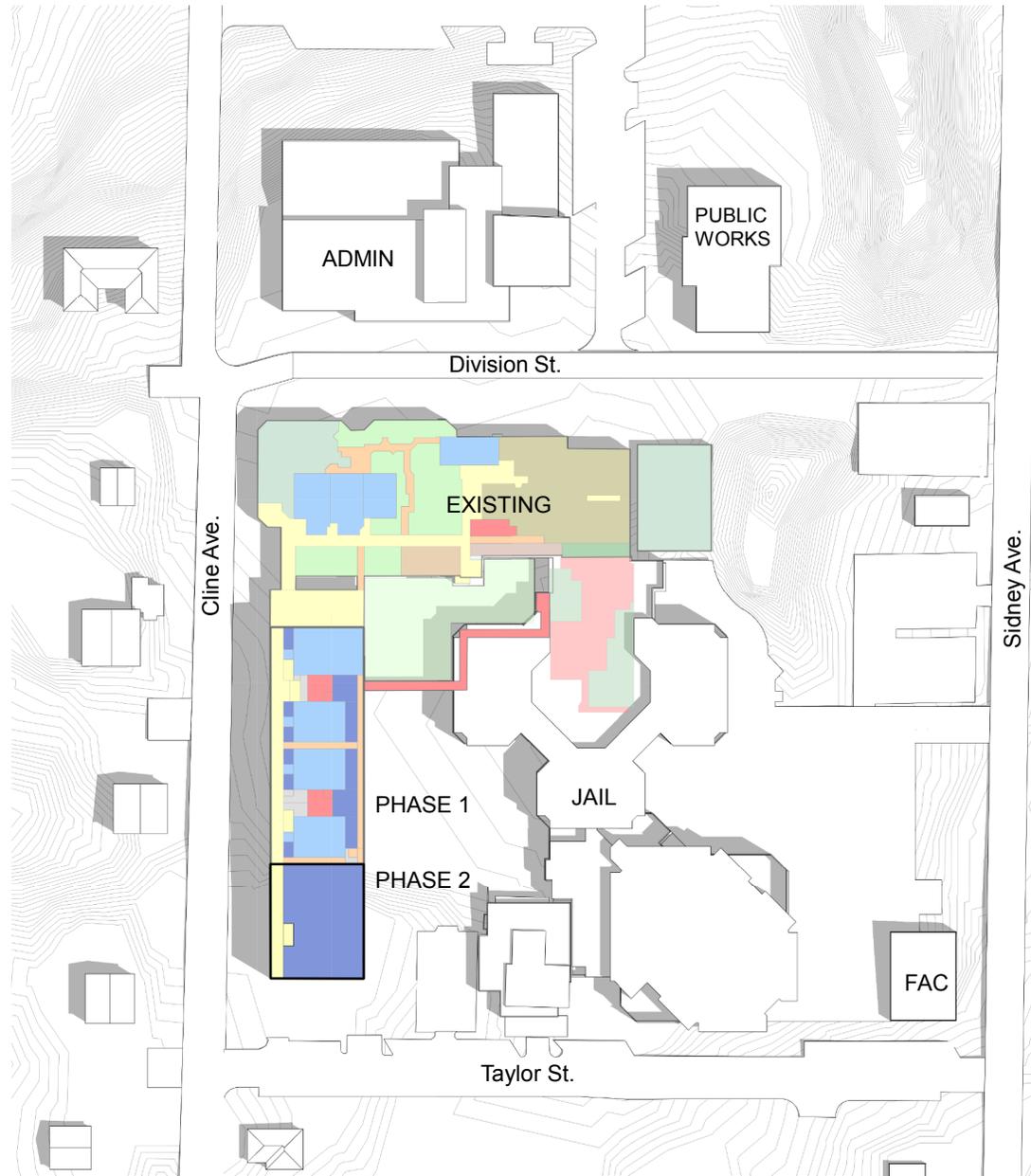
# Option 5

Site Plan – PHASE 1



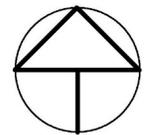
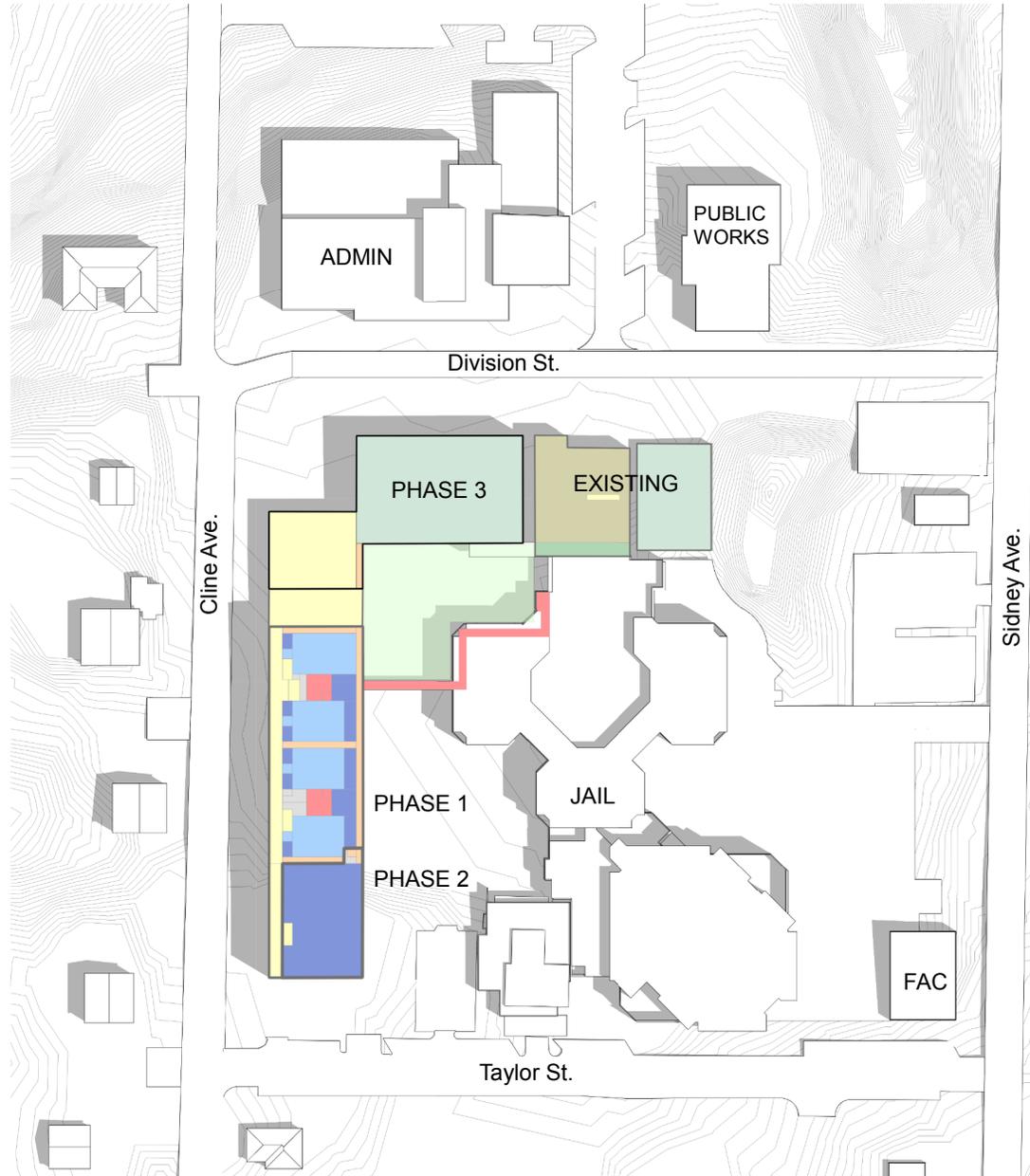
# Option 5

Site Plan – PHASE 2



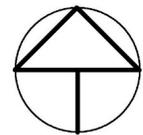
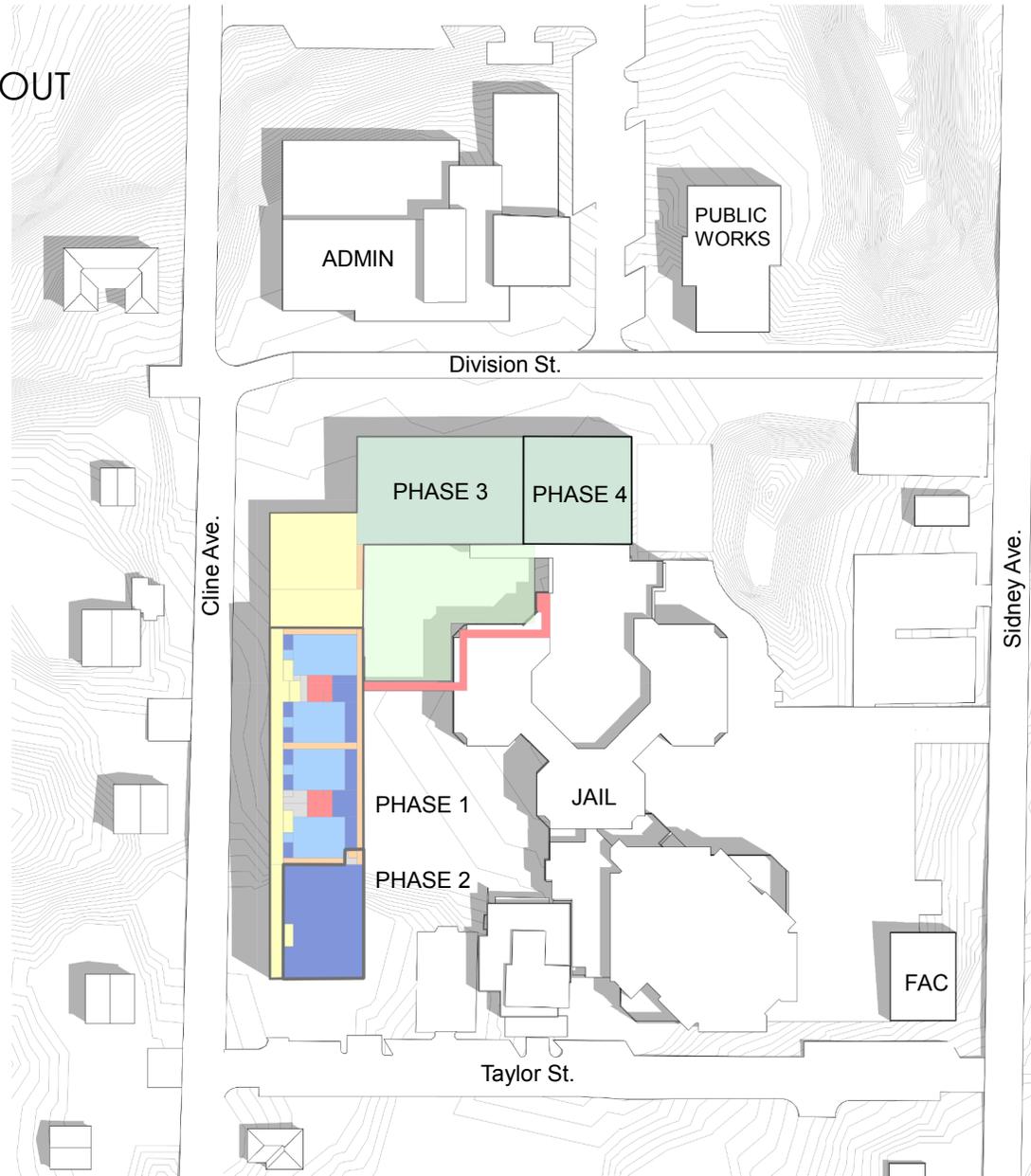
# Option 5

Site Plan – PHASE 3



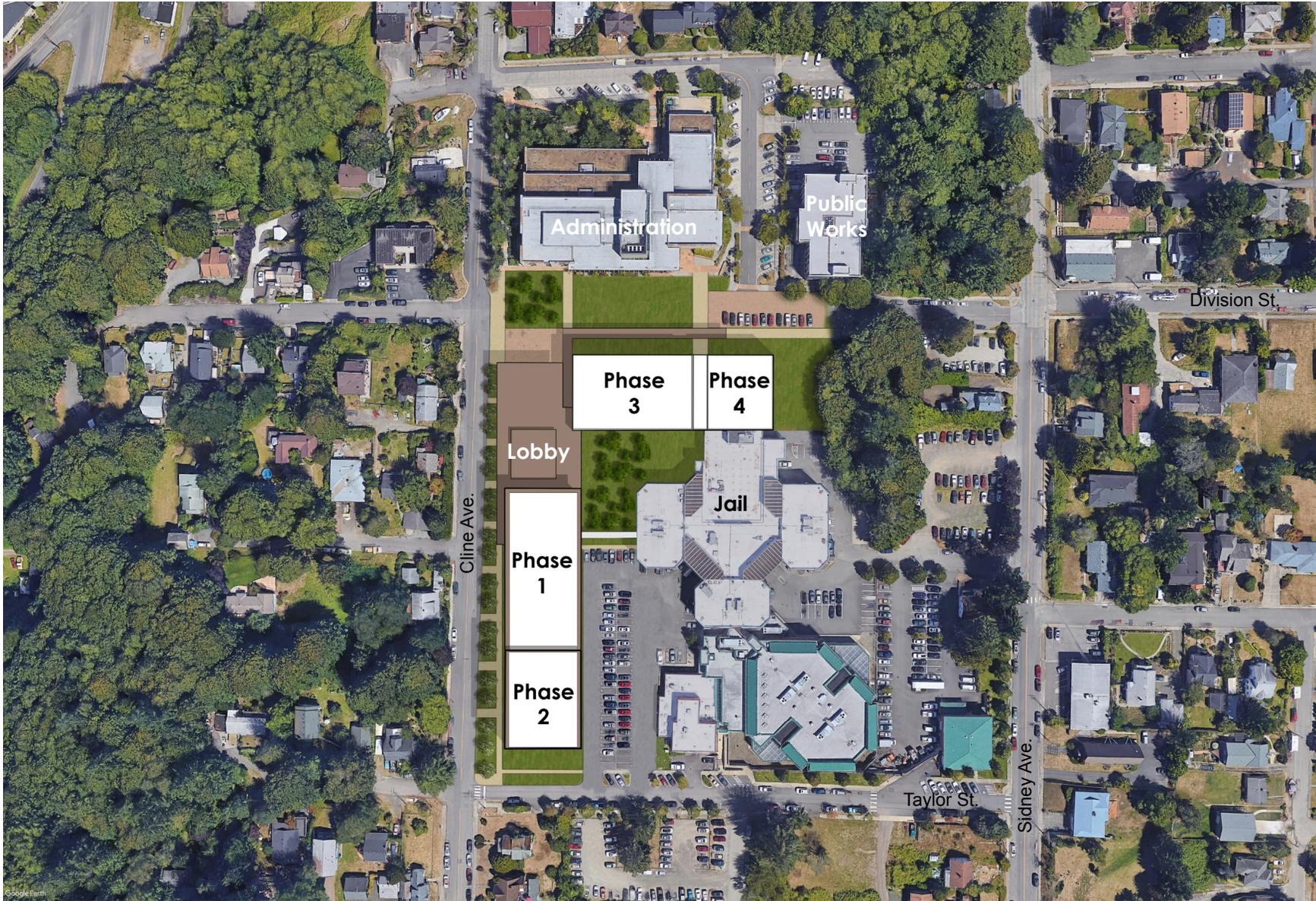
# Option 5

Site Plan – FULL BUILD-OUT



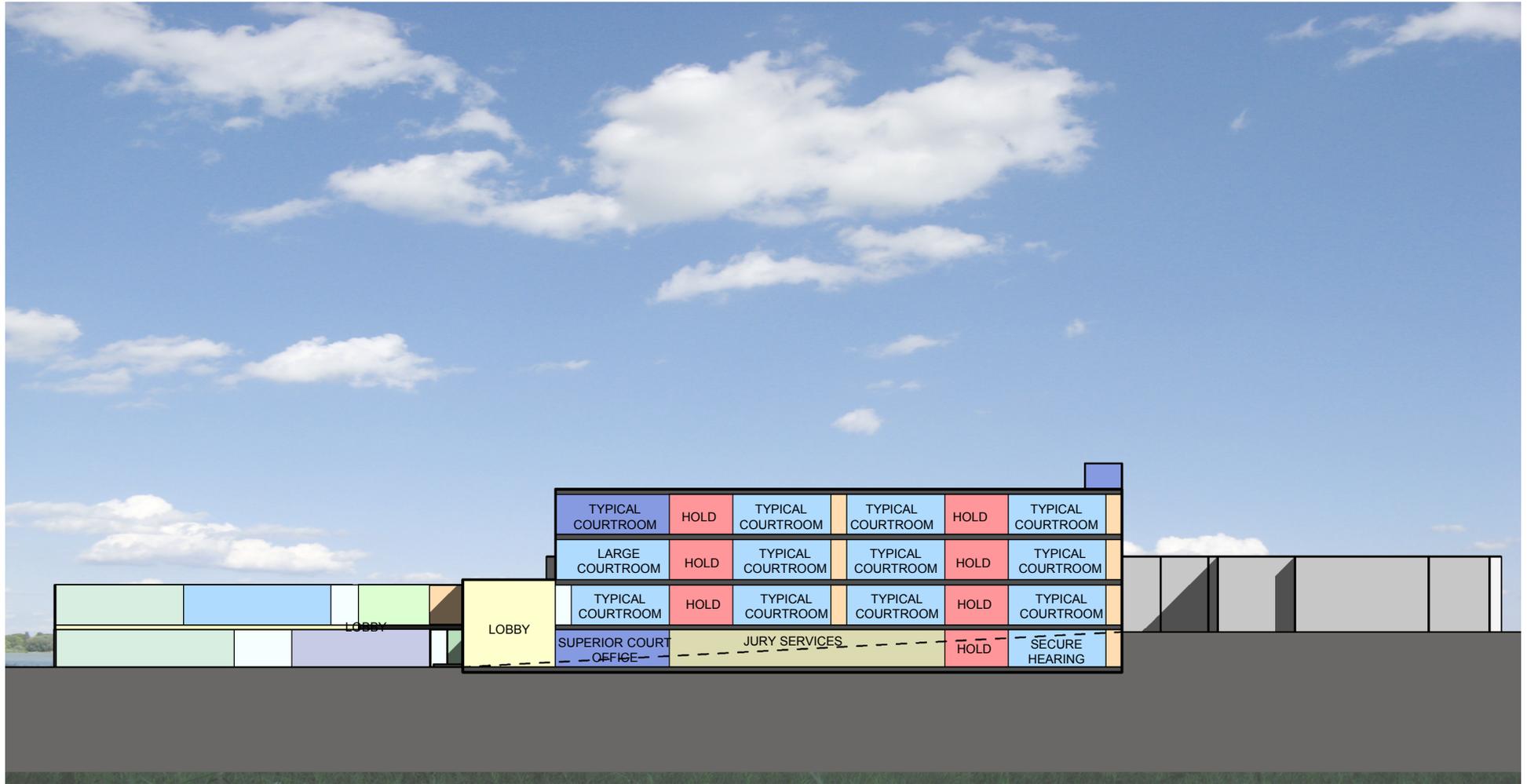
# Option 5

## Site Context



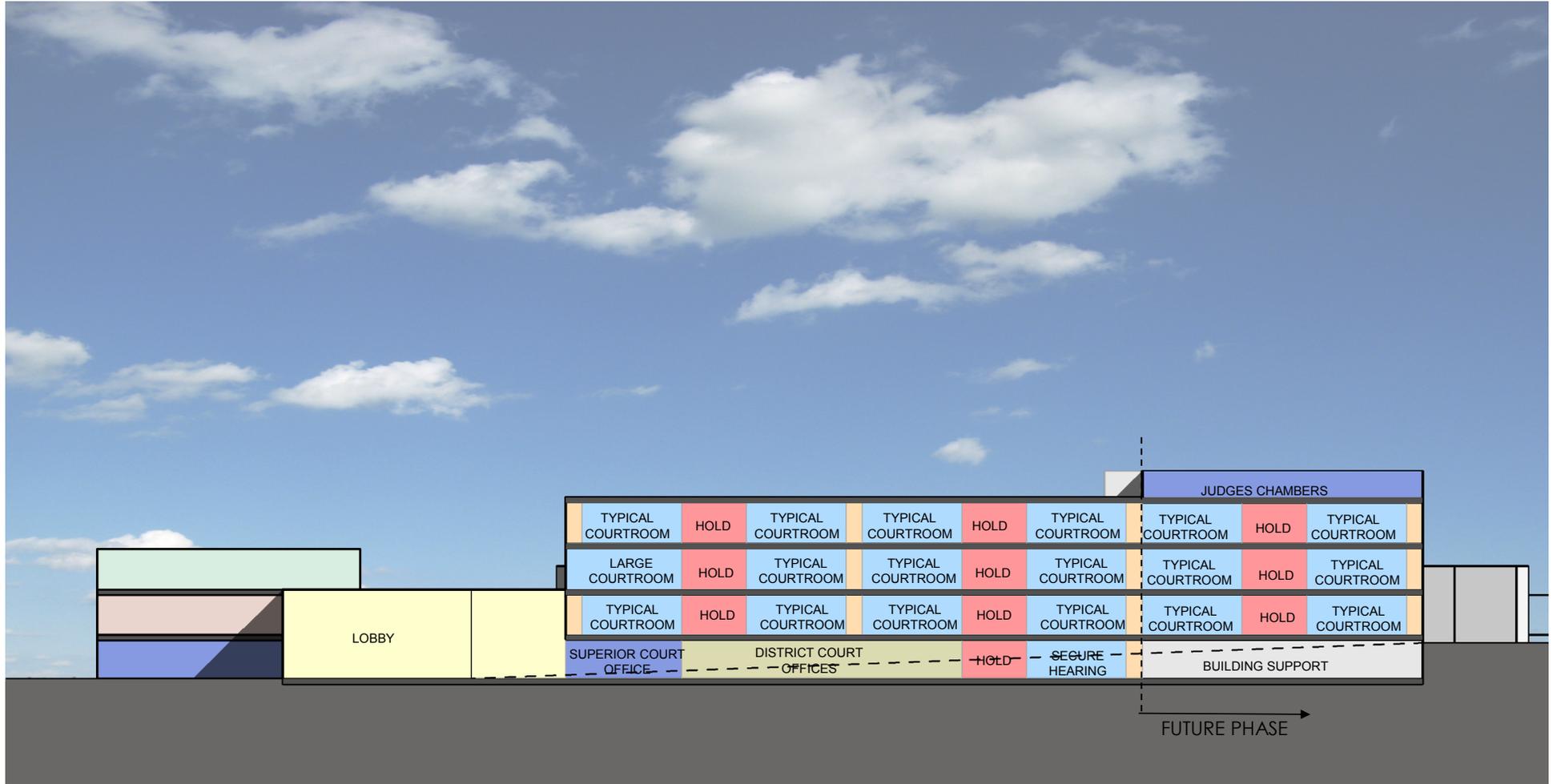
# Option 5

Section – PHASE 1



# Option 5

Section – FULL BUILD-OUT



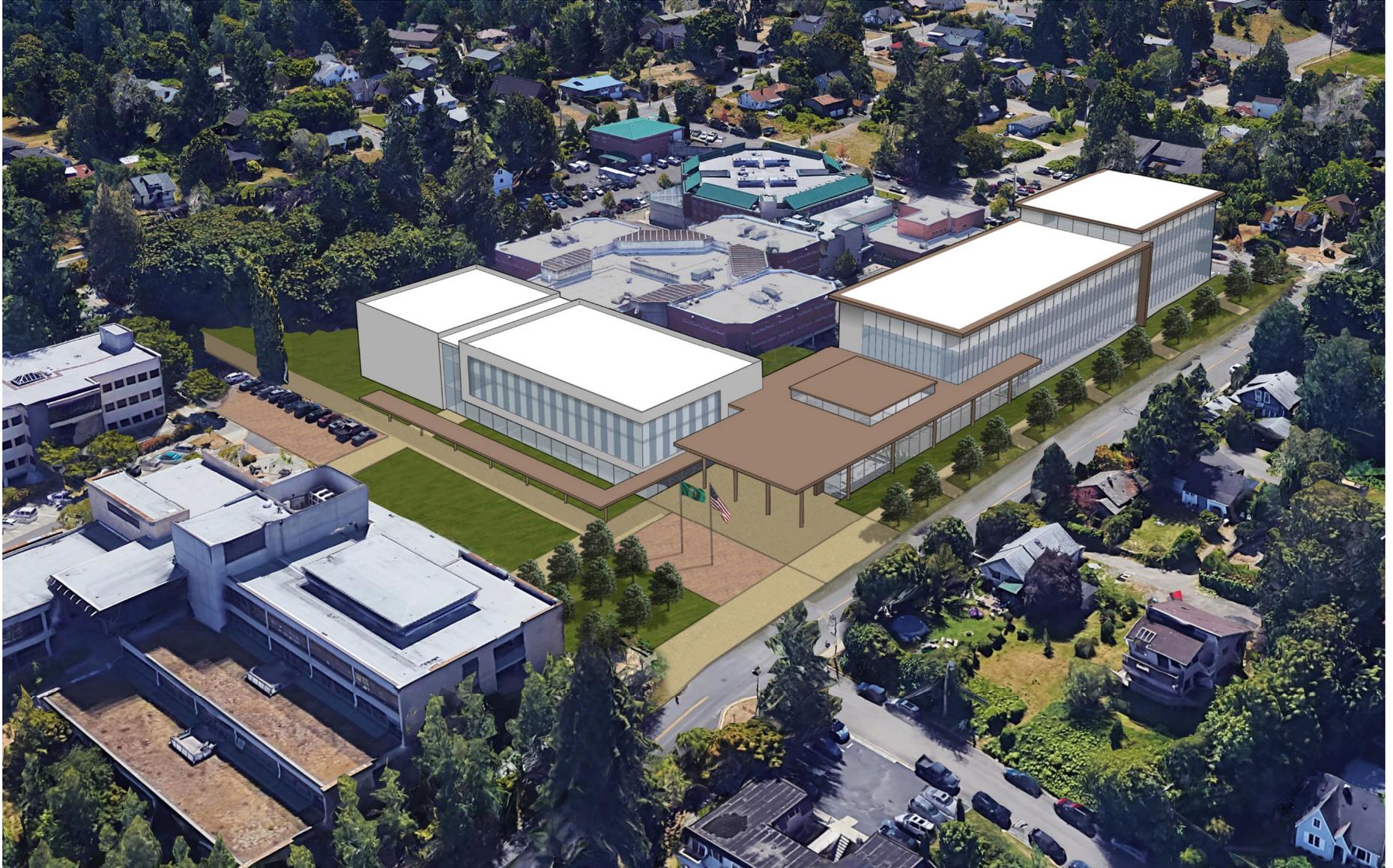
# Option 5

Elevation



# Option 5

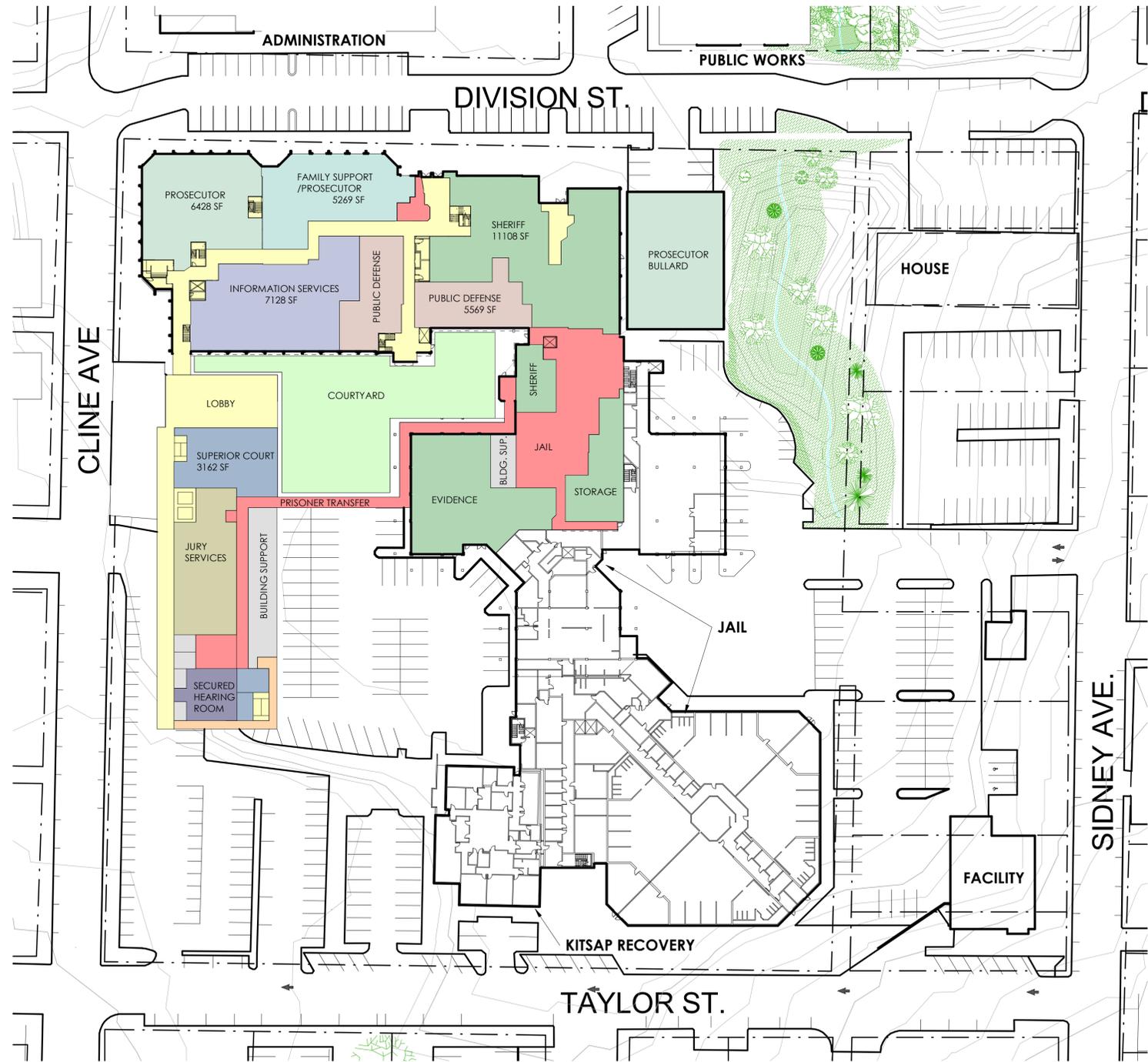
Aerial View



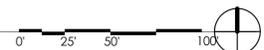
Courthouse Feasibility and Space Needs Assessment







1 SITE  
1" = 50'-0"



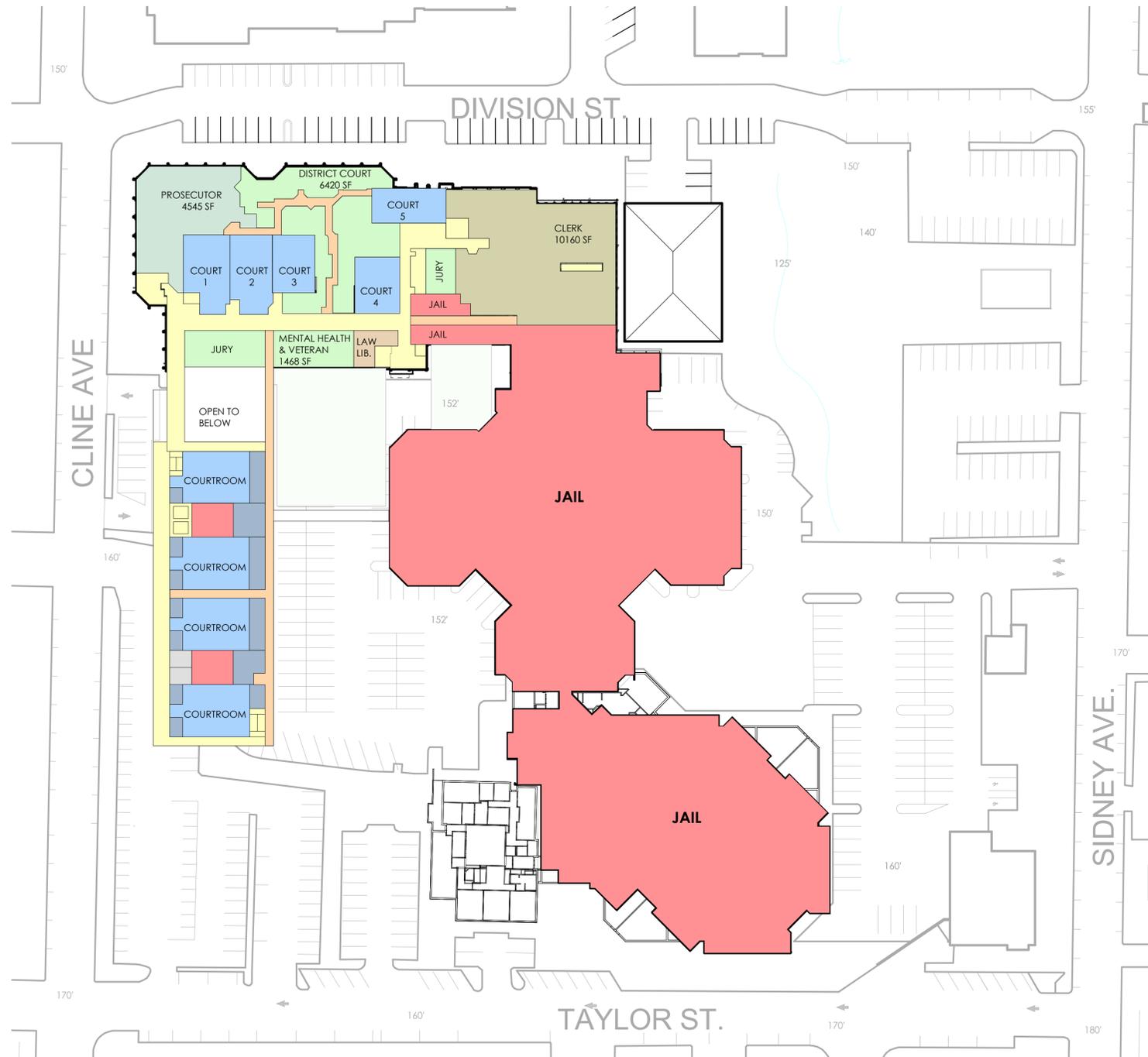
# KITSAP COUNTY COURTHOUSE NEEDS ASSESSMENT

PORT ORCHARD WA

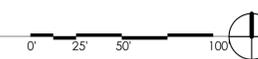
PRE DESIGN | 12/19/18

**A0.01**  
CONCEPT- SITE PLANS





1 SITE - LEVEL 2  
1" = 50'-0"



# KITSAP COUNTY COURTHOUSE NEEDS ASSESSMENT

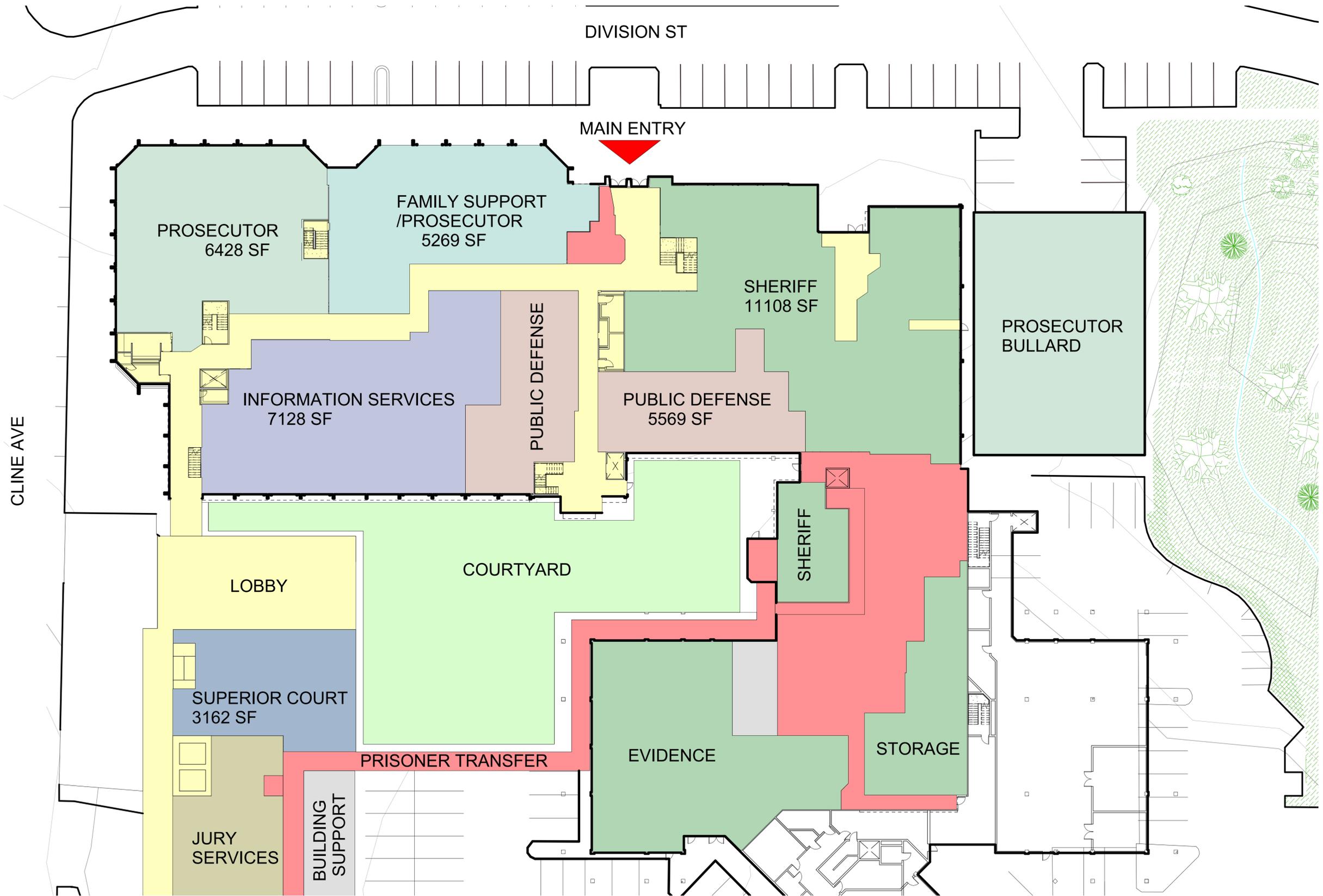
PORT ORCHARD WA

PRE DESIGN | 12/19/18

**A0.02**

CONCEPT- SITE PLANS





1 SITE - ENLARGED  
 1" = 20'-0"  
 0 10 20 40'

# KITSAP COUNTY COURTHOUSE NEEDS ASSESSMENT

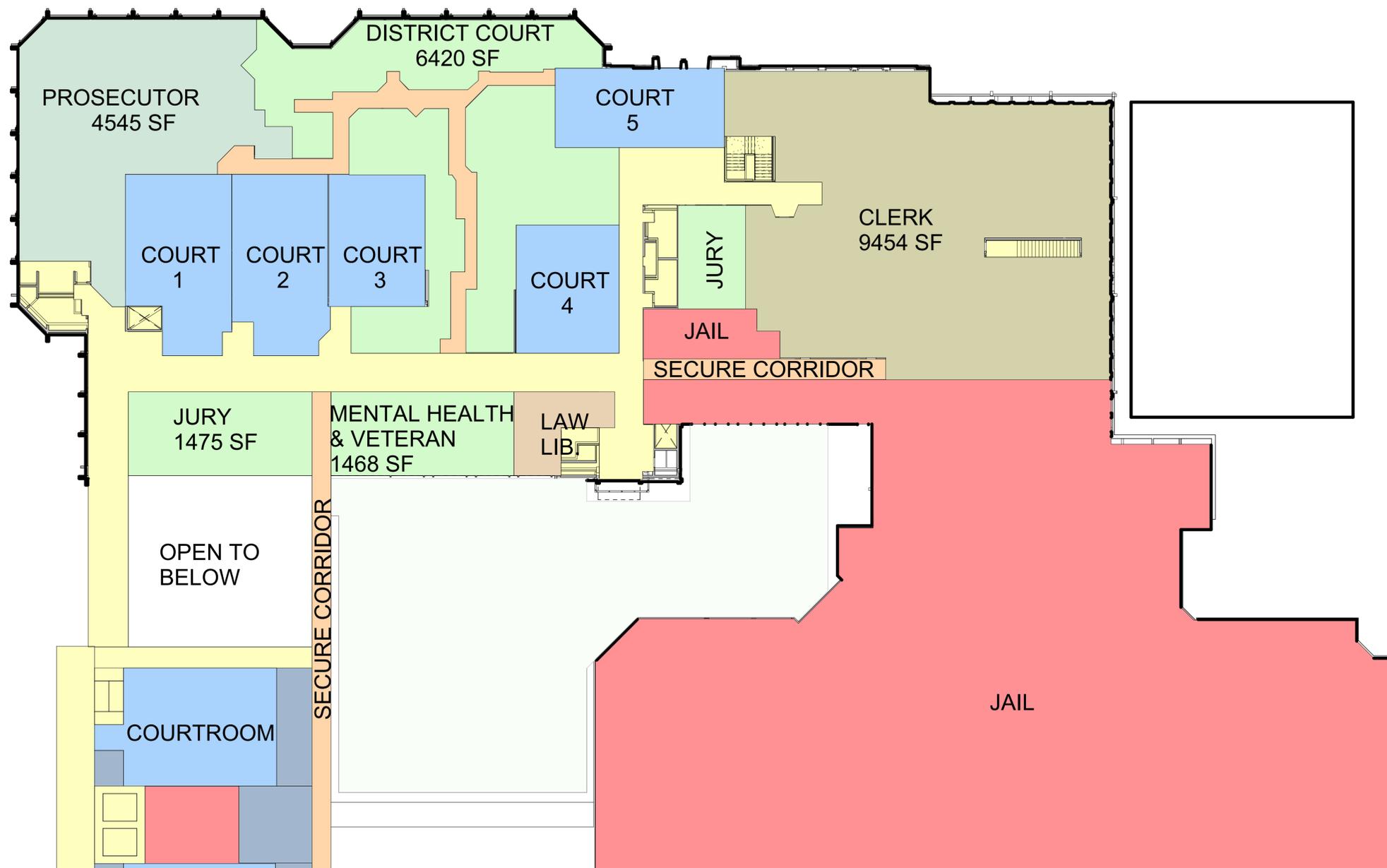
PORT ORCHARD WA

PRE DESIGN | 12/19/18

**A0.03**

CONCEPT - ENLARGED PLANS





1 SITE - LEVEL 2  
ENLARGED  
1" = 20'-0"

# KITSAP COUNTY COURTHOUSE NEEDS ASSESSMENT

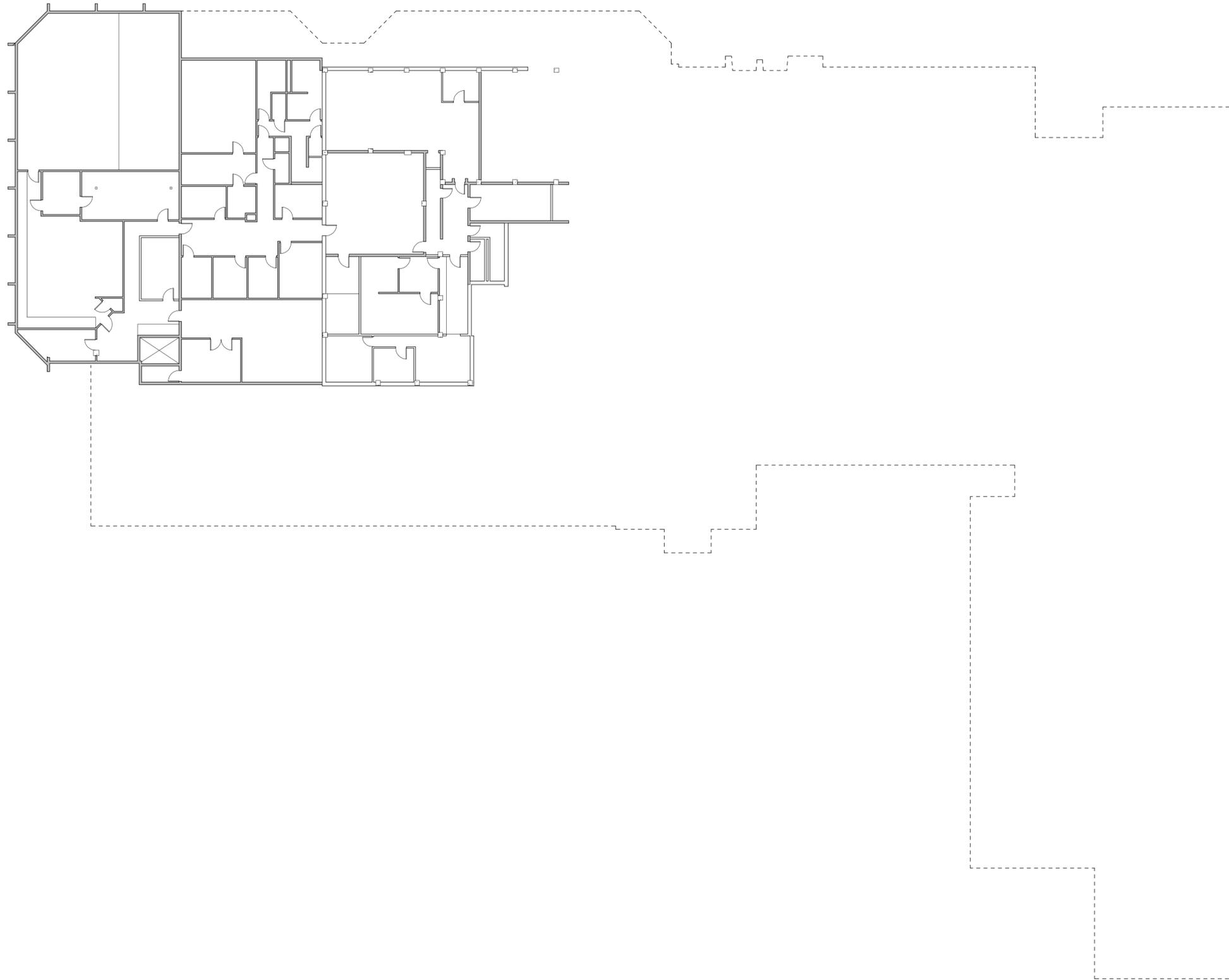
PORT ORCHARD WA

PRE DESIGN | 12/19/18

A0.04

CONCEPT - ENLARGED PLANS





**LEGEND**

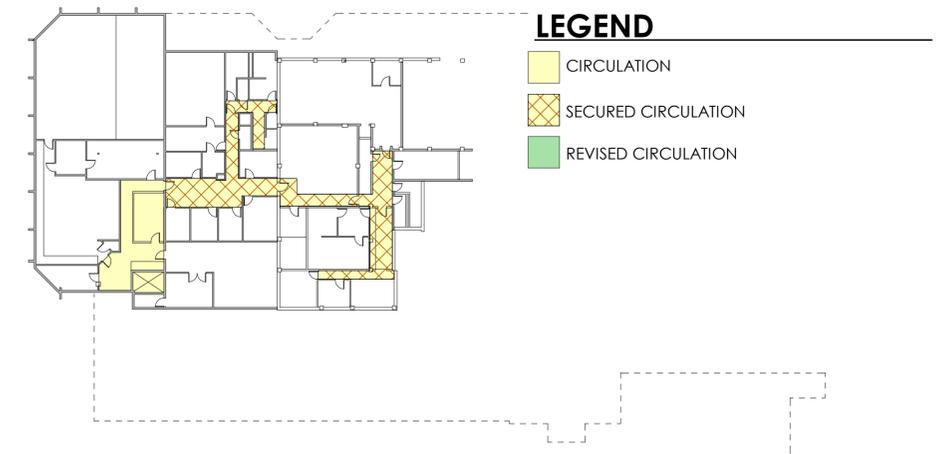
**LIMITED OR NO REVISIONS - DEPARTMENT ALTERATIONS ONLY 0 SF**

GENERAL NOTE: MINOR REVISIONS INCLUDE DEPARTMENT RELOCATIONS AND REVISIONS INCLUDING FURNITURE RELOCATION, OPEN OFFICE PARTITIONS AND EQUIPMENT. EXISTING WALLS AND STRUCTURE TO REMAIN. CAN INCLUDE NEW DOOR OPENINGS

**MINOR REVISIONS 0 SF**

GENERAL NOTE: MAJOR REVISIONS INCLUDE THE DEMOLITION OF WALLS AND/OR NEW WALL CONSTRUCTION, NEW FINISHES. EXISTING STRUCTURE TO REMAIN. INCLUDES THE ADDITION OF NEW FIXTURES/ OUTLETS/ LIGHTING/ HVAC REVISIONS. INCLUDES THE ADDITION OF NEW PARTITIONS AND FURNITURE.

**EXISTING TO REMAIN**



**LEGEND**

- CIRCULATION
- SECURED CIRCULATION
- REVISED CIRCULATION

② BASEMENT - CIRCULATION EXISTING  
1/32" = 1'-0"

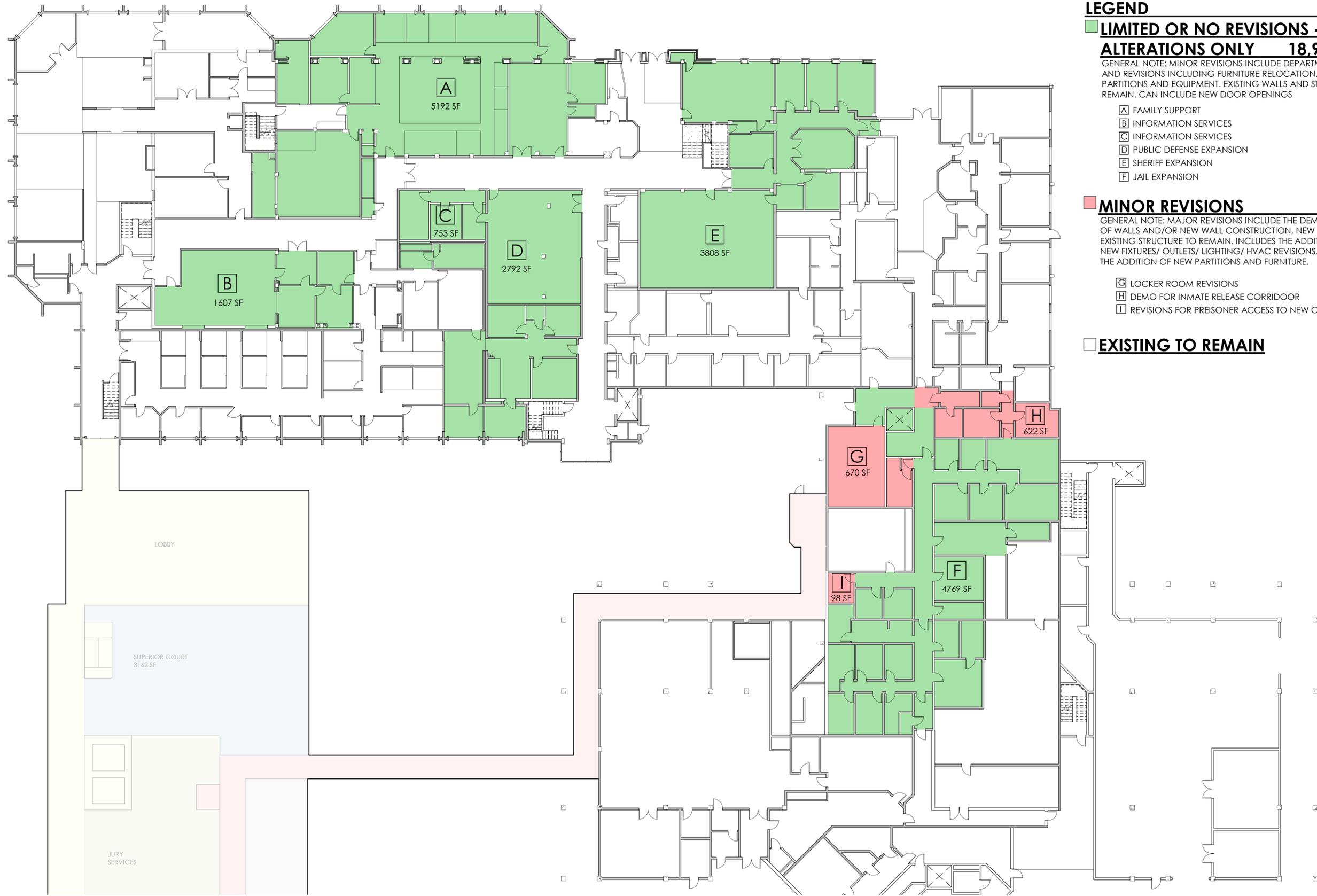
**KITSAP COUNTY COURTHOUSE-NEEDS ASSESSMENT**

614 DIVISION ST.  
PORT ORCHARD, WA 98366  
PRE DESIGN | 12/19/18

**A0.12**

BUILDING RENOVATIONS +  
CIRCULATION - BASEMENT





**LEGEND**

**LIMITED OR NO REVISIONS - DEPARTMENT ALTERATIONS ONLY 18,921 SF**

GENERAL NOTE: MINOR REVISIONS INCLUDE DEPARTMENT RELOCATIONS AND REVISIONS INCLUDING FURNITURE RELOCATION, OPEN OFFICE PARTITIONS AND EQUIPMENT. EXISTING WALLS AND STRUCTURE TO REMAIN. CAN INCLUDE NEW DOOR OPENINGS

- A FAMILY SUPPORT
- B INFORMATION SERVICES
- C INFORMATION SERVICES
- D PUBLIC DEFENSE EXPANSION
- E SHERIFF EXPANSION
- F JAIL EXPANSION

**MINOR REVISIONS 1,390 SF**

GENERAL NOTE: MAJOR REVISIONS INCLUDE THE DEMOLITION OF WALLS AND/OR NEW WALL CONSTRUCTION, NEW FINISHES. EXISTING STRUCTURE TO REMAIN. INCLUDES THE ADDITION OF NEW FIXTURES/ OUTLETS/ LIGHTING/ HVAC REVISIONS. INCLUDES THE ADDITION OF NEW PARTITIONS AND FURNITURE.

- G LOCKER ROOM REVISIONS
- H DEMO FOR INMATE RELEASE CORRIDOR
- I REVISIONS FOR PRISONER ACCESS TO NEW COURTHOUSE

**EXISTING TO REMAIN**

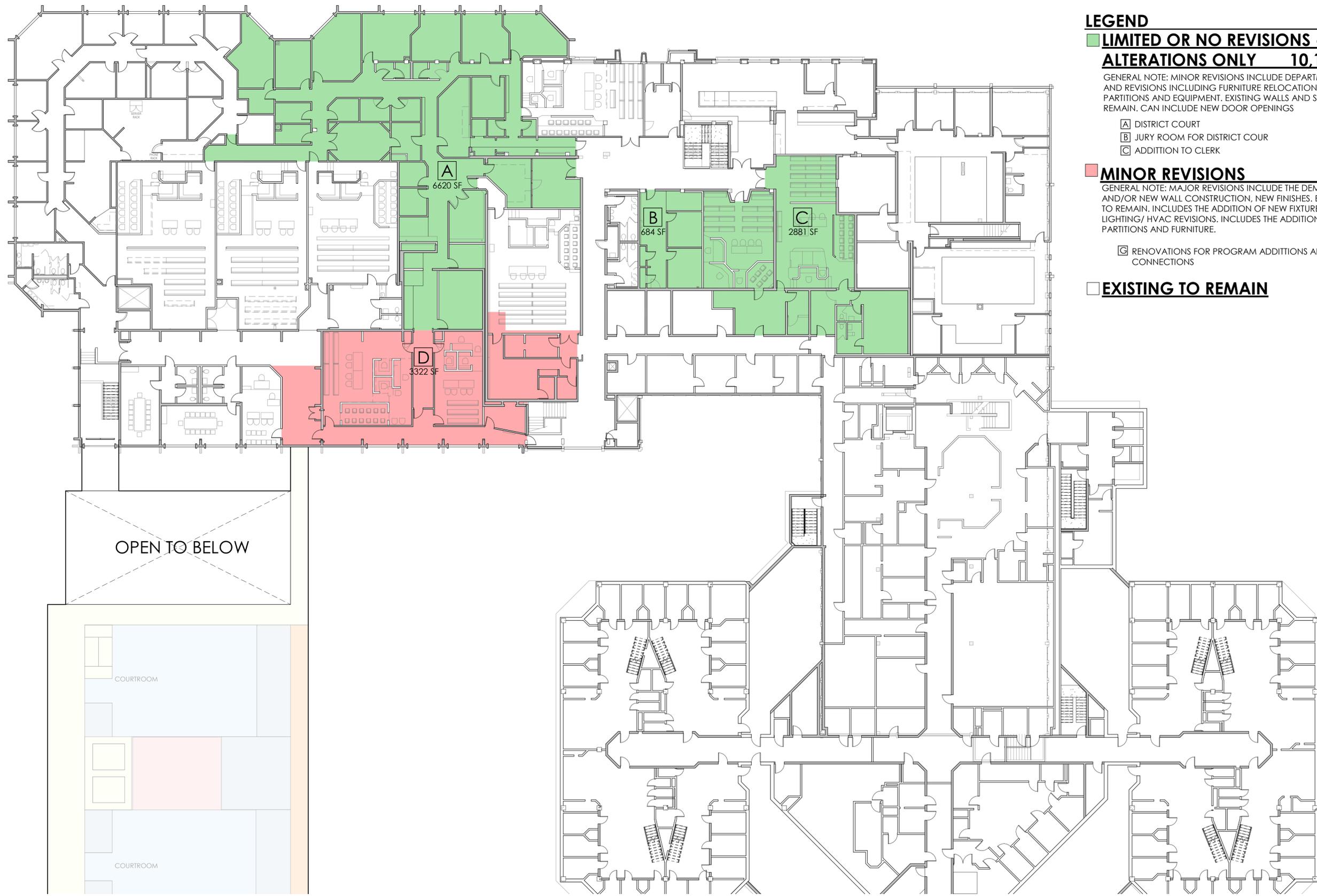
**KITSAP COUNTY COURTHOUSE-NEEDS ASSESMENT**

614 DIVISION ST.  
 PORT ORCHARD, WA 98366  
 PRE DESIGN | 12/19/18

**A0.13**

BUILDING RENOVATIONS - LEVEL 1





**LEGEND**

**LIMITED OR NO REVISIONS - DEPARTMENT ALTERATIONS ONLY 10,185 SF**

GENERAL NOTE: MINOR REVISIONS INCLUDE DEPARTMENT RELOCATIONS AND REVISIONS INCLUDING FURNITURE RELOCATION, OPEN OFFICE PARTITIONS AND EQUIPMENT. EXISTING WALLS AND STRUCTURE TO REMAIN. CAN INCLUDE NEW DOOR OPENINGS

- A DISTRICT COURT
- B JURY ROOM FOR DISTRICT COUR
- C ADDITION TO CLERK

**MINOR REVISIONS 3,322 SF**

GENERAL NOTE: MAJOR REVISIONS INCLUDE THE DEMOLITION OF WALLS AND/OR NEW WALL CONSTRUCTION, NEW FINISHES, EXISTING STRUCTURE TO REMAIN. INCLUDES THE ADDITION OF NEW FIXTURES/ OUTLETS/ LIGHTING/ HVAC REVISIONS. INCLUDES THE ADDITION OF NEW PARTITIONS AND FURNITURE.

- G RENOVATIONS FOR PROGRAM ADDITIONS AND CIRCULATION CONNECTIONS

**EXISTING TO REMAIN**

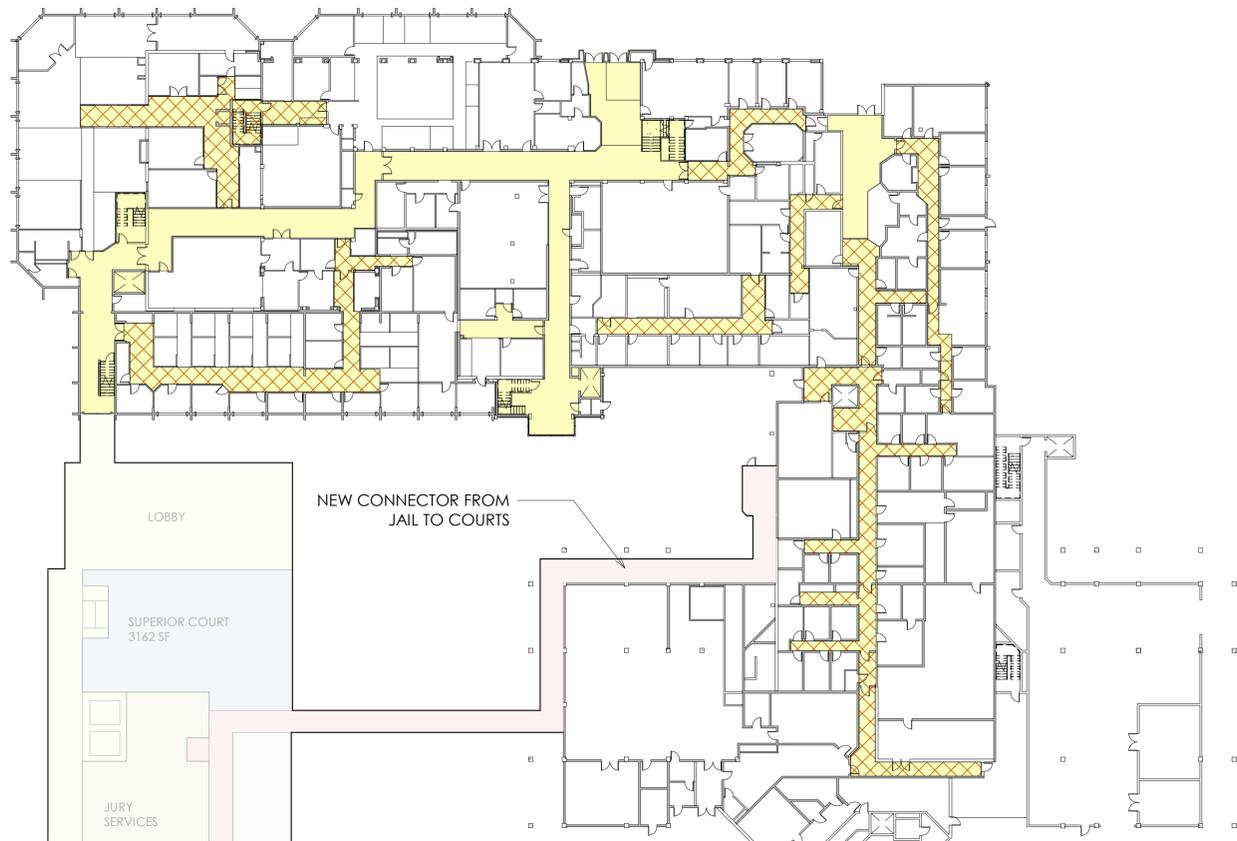
**KITSAP COUNTY COURTHOUSE-NEEDS ASSESMENT**

614 DIVISION ST.  
 PORT ORCHARD, WA 98366  
 PRE DESIGN | 12/19/18

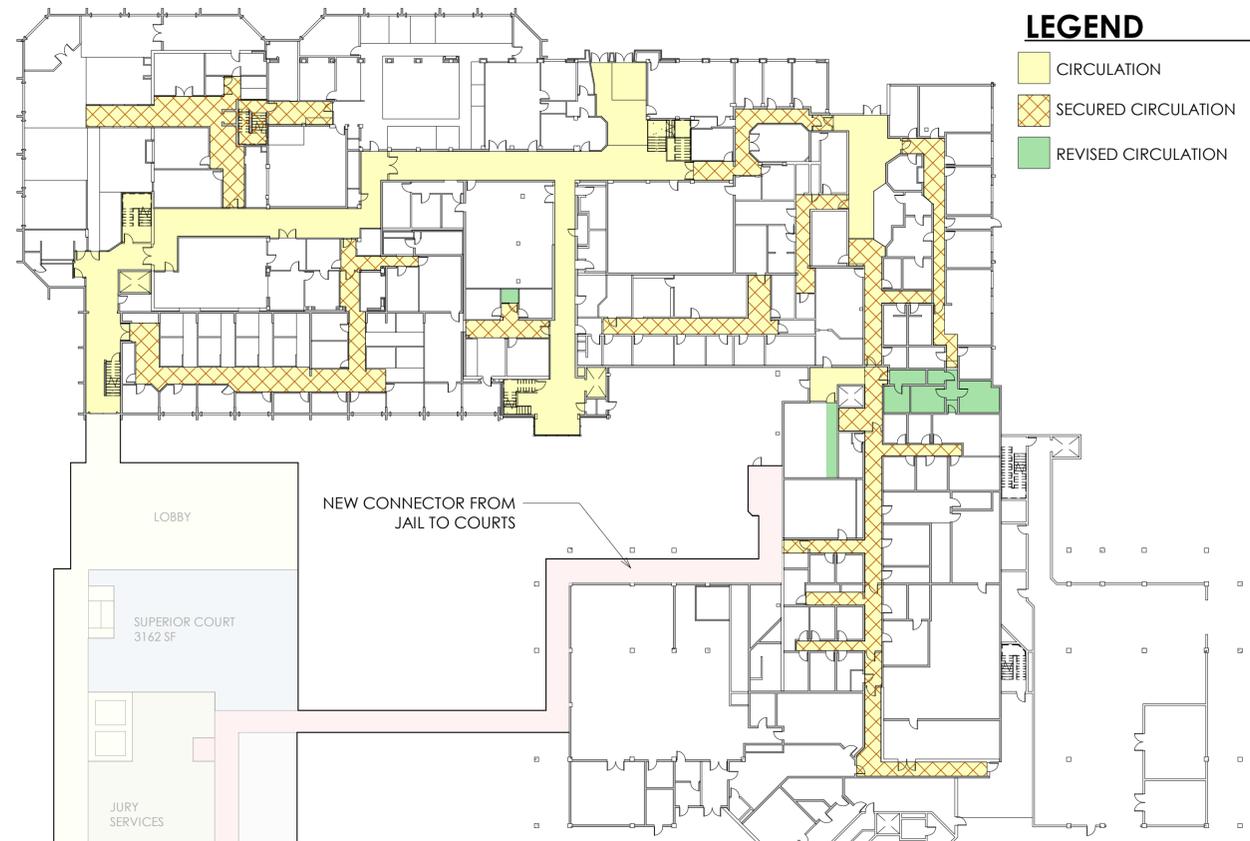
**A0.14**

BUILDING RENOVATIONS - LEVEL 2



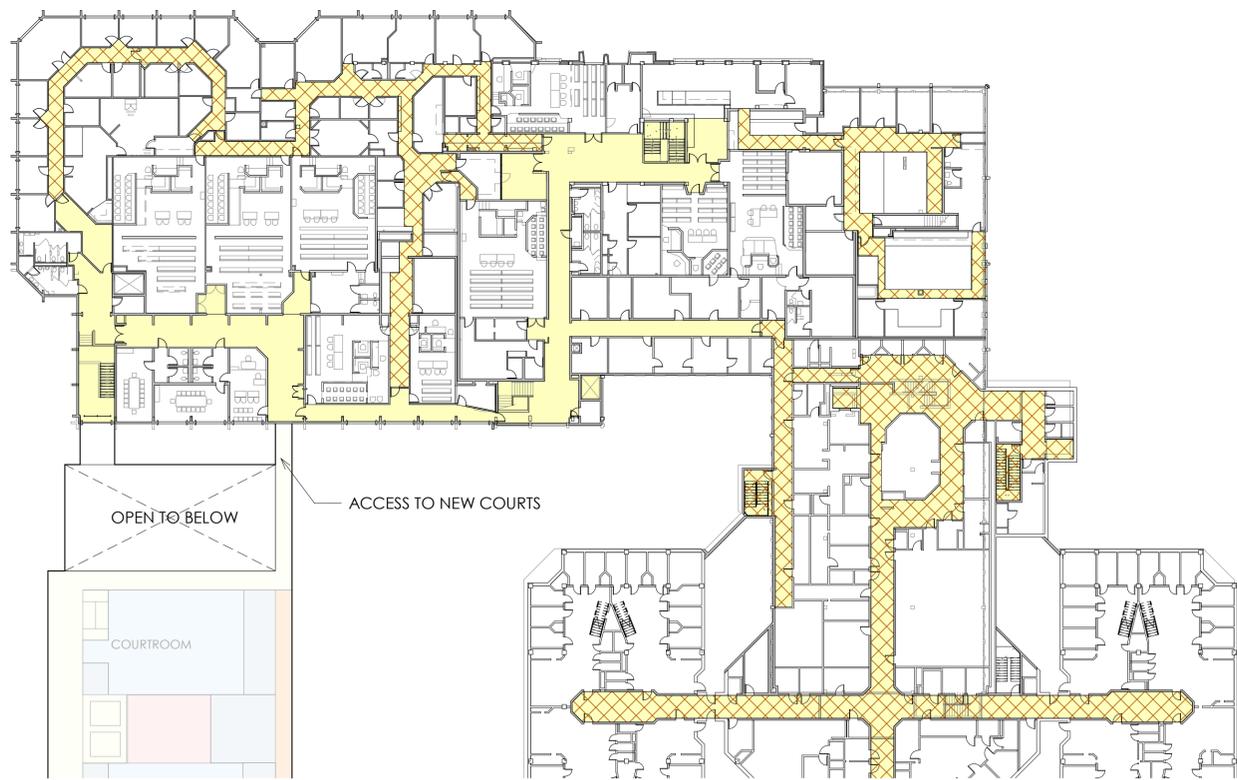


① FLOOR 1 - CIRCULATION EXISTING  
1/32" = 1'-0"

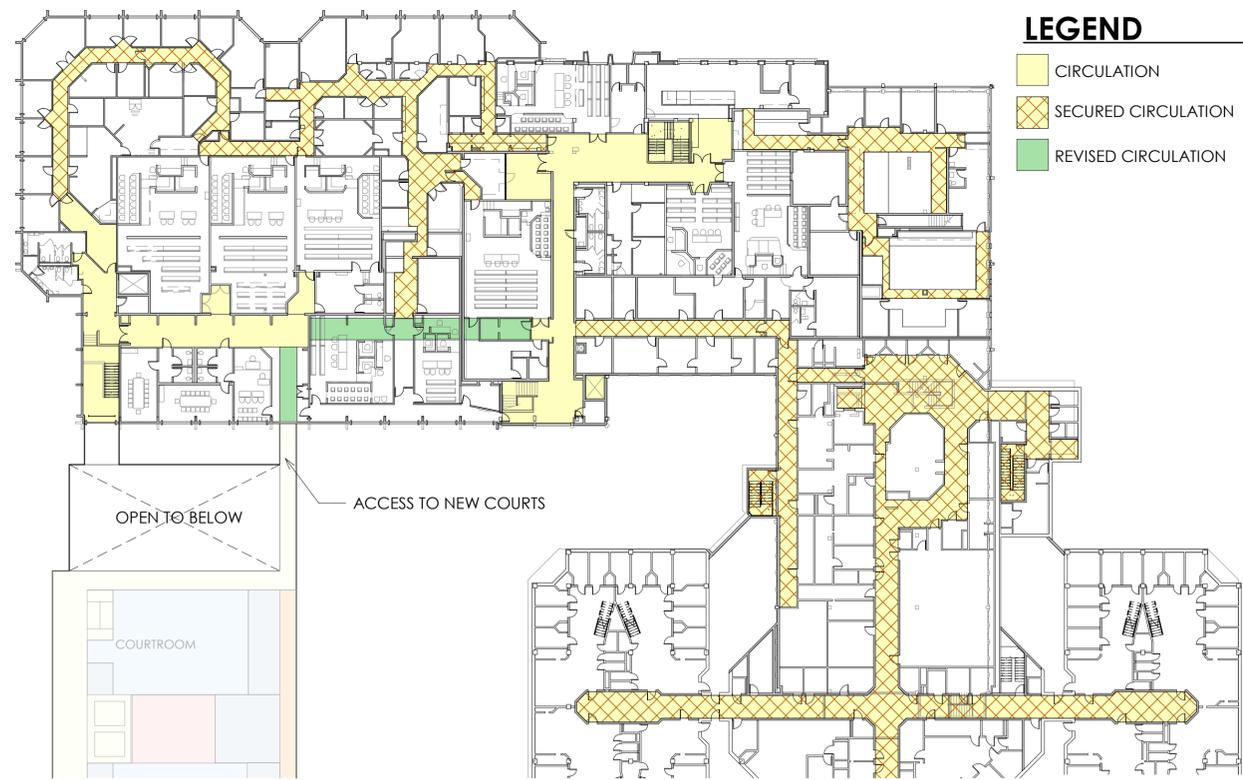


② FLOOR 1 - CIRCULATION REVISED  
1/32" = 1'-0"

- LEGEND**
- CIRCULATION
  - SECURED CIRCULATION
  - REVISED CIRCULATION



③ FLOOR 2 - CIRCULATION EXISTING  
1/32" = 1'-0"



④ FLOOR 2 - CIRCULATION REVISED  
1/32" = 1'-0"

- LEGEND**
- CIRCULATION
  - SECURED CIRCULATION
  - REVISED CIRCULATION

# KITSAP COUNTY COURTHOUSE-NEEDS ASSESMENT

614 DIVISION ST.  
PORT ORCHARD, WA 98366  
PRE DESIGN | 12/19/18

BUILDING CIRCULATION - LEVEL 1 + 2

**A0.15**



# CONSTRUCTION COST ESTIMATE

## KITSAP COUNTY COURTHOUSE FEASIBILITY AND SPACE NEEDS ASSESSMENT

**GENERAL SCOPE:**

This is a conceptual cost study to construct a new and expanded Kitsap County Courthouse facility in Port Orchard, WA. This is an exploration of a 5th Option which includes an adaptive reuse of the existing courthouse along with a new stacked courtroom building, with field construction targeted to start around mid 2020, and be substantial complete in mid 2022. The work is figured to be done in four construction phases, all under a single contract, with the intent to maintain full courthouse and jail operations during the process, and have no net loss of parking spaces

The current scope information provided is limited, and costs listed should be treated as rough-order-of magnitude projections, especially in regards to site related work. Because there are numerous variables to deal with, actual costs could significantly vary as the design scope further develops. As such, it's deemed too early to incorporate large budgetary design contingencies, with the primary intent to define scopes with a broad brush and compare.

All estimate pricing includes construction costs, but soft costs such as sales tax, permits, design fees, third party testing, furnishings, and owner's administration & moving costs are specifically excluded. Real estate, procurement and financing costs are excluded as well. Also, for now the offsite work, beyond new parking, is figured to consist of street edge improvements along property lines only, which includes significant allowances to replace existing overhead utility lines with new underground services. Utility company connection and assessment fees, considered soft costs, are not included.

**INCLUDED:**

Revised Option 5 to construct a new courthouse and remodel the existing. Courthouse  
New expanded parking at south and east sides of existing Courthouse and Jail.  
Interior Tenant Improvements for Basement, 1st and 2nd floor of existing Courthouse  
Building demo in areas of new improvements.  
Allowances for imported earthwork fills, site steps and retaining walls.  
Allowances for onsite storm treatment.  
Class 'A' type office finishes, used as a baseline for new building construction.  
Premiums for underground building levels, and courtroom spaces.  
A pile foundation premium under half of new south site Courthouse building.  
Secured access links from new Courthouse Building to existing Jail.  
Secured access link (2nd floor) from new Courthouse Building to existing Courthouse  
Contractor's general requirements, O.H. & profit, bond & insurance, B&O tax.  
Design, sustainable construction, and cost escalation contingencies.

**EXCLUDED:**

New work or expansion in Administration Building at north side of Division St.  
New traffic lights or turning lanes.  
Remodel work for a Child Advocacy space--outside estimate scope.  
Work in existing Jail beyond tie-ins and coordination.  
A new back-up emergency generator of significant size.  
Large underground storm detention vaults.  
Outside utility extensions or improvements beyond property line street edges.  
Utility company assessment and connection fees--considered soft costs.  
Significant subgrade overexcavation work.  
Real estate, procurement and financing costs.  
Sales tax, permits, testing, design fees, and owner's administration costs.  
Furniture, furnishings, or owner's moving costs.  
Interior remodel work for a Sheriff's Office expansion in an existing space.  
Allowances to replace OH utility lines w/ underground at improvement street edge

PROJECT COMPONENT	BUDGETARY COST ESTIMATE				REMARKS
	Escalation Factor	Unit	With G.C. Mark-Ups	With Escalation	
<b><u>KITSAP COUNTY COURTHOUSE OPTION SUMMARY BREAKDOWN:</u></b>					
<b><u>OPTION 5 - ADAPTIVE REUSE + NEW</u></b>					
New Courthouse Site Work.	1.05	LS	\$2,235,375	\$2,347,144	See Page 2 for estimate details.
New South Courthouse Building.	1.05	LS	\$29,946,725	\$31,444,061	" " " " " " " " "
Site Work at Demo'd Courthouse Area.	1.05	LS	\$3,338,063	\$3,504,966	" " " " " " " " "
<i>\$35,520,163</i>					<b><i>Option 5, Adaptive Reuse: \$37,296,171</i></b>
<b><u>OP, NEW PARKING OPTIONS:</u></b>					
Phase 0, Solution 'A' Parking.	1.00	LS	\$3,015,125	\$3,015,125	See Page 3 for estimate details.
<i>\$3,015,125</i>					<b><i>OP, New Parking Options: \$3,015,125</i></b>
<b>Total With Escalation:</b>				<b>\$40,311,296</b>	

**NOTES:**

The above Option Summary Breakdown costs include a 25% contractor's mark-up to cover general requirements, overhead & profit, bond & insurance, and B & O tax, plus a modest design contingency and possible sustainability premium. Also included are premiums for anticipated construction cost escalation as listed in the second column above. Soft costs, such as sales tax, permits, third party testing, design fees, furnishings, and owner's administration & moving costs are not included. Realestate procurement, financing and utility connections & assessment fees are not included either

## KITSAP COUNTY COURTHOUSE FEASIBILITY AND SPACE NEEDS ASSESSMENT

	Quantity	Unit	\$\$\$	Est. Cost	
<b>OPTION 5 DETAILS:</b>					
<b><u>New Courthouse Site Work:</u></b>					
Site demolition.	90,000.00	SF	\$1.75	\$157,500	Primarily paving, fixtures, and outside utilities.
Erosion control, site clearing & subgrade prep.	90,000.00	SF	\$3.00	\$270,000	Light stripping, good soils, with some slopes & confined areas.
Add for retaining walls.	680.00	LF	\$500.00	\$340,000	Allowance to work with existing site slopes.
Onsite utilities.	1.00	LS	\$240,000.00	\$240,000	Allowance for domestic, fire, sanitary, storm & electrical.
Add for offsite utility connections.	1.00	LS	\$24,000.00	\$24,000	Includes tie-ins, minor cuts & patch only, not utility co. work.
Add for storm treatment.	1.00	LS	\$80,000.00	\$80,000	Some filters, but minimal, as onsite drains to street.
Add for site lighting.	1.00	LS	\$40,000.00	\$40,000	Mostly pedestrian type lighting around new building.
Site fixtures & specialties.	1.00	LS	\$50,000.00	\$50,000	Benches, screen walls, signage, bike racks, receptacles, misc.
Site finishes.	73,350.00	SF	\$8.00	\$586,800	Primarily new paving, and landscaping & irrigation.
Add for 25% General Contractor Mark-Ups:	0.25	LS	\$1,788,300	\$447,075	Assumed to be limited to existing site driveway entrances.
<i>New Courthouse Site Work, With 25% G.C. Mark-Ups:</i>				\$2,235,375.00	
<b><u>New South Courthouse Building Facility:</u></b>					
Courthouse building, above ground, complete.	72,800.00	SF	\$236.00	\$17,180,800	4 levels above ground, Class "A" office as a baseline.
Add for pile foundation premium.	18,200.00	SF	\$25.00	\$455,000	Allowance under half of new building foundation.
Add for Staff Connection to Lobby	3,380.00	SF	\$236.00	\$797,680	MEP penthouse with mostly utility room type finishes.
Add for courtroom area premiums.	40,950.00	SF	\$122.00	\$4,995,900	Primarily finish and security upgrades in most of spaces.
Add for connector to existing Jail.	1,760.00	SF	\$300.00	\$528,000	Above ground in Level 1, secured, with tie-ins.
Add for 25% General Contractor Mark-Ups:	0.25	LS	\$23,957,380	\$5,989,345	Assumed to be limited to existing site driveway entrances.
<i>New South Courthouse Building Facility, With 25% G.C. Mark-Ups:</i>				\$29,946,725.00	
<b><u>Adaptive Reuse Costs:</u></b>					
Basement Renovations - Limited to None	0.00	SF	\$50.00	\$0	Existing spaces remain the same
Basement Renovations - Minor	0.00	SF	\$150.00	\$0	Existing spaces remain the same
Basement Corridor Improvements	1,701.00	SF	\$50.00	\$85,050	Minor corridor improvements for circulation
Level 1 Renovations- Limited to None	18,921.00	SF	\$50.00	\$946,050	Dept. & office partition relocation, walls & structure to remain
Level 1 Renovations - Minor	1,390.00	SF	\$150.00	\$208,500	Include: Demo of walls, new wall const. & finishes
Level 1 Corridor Improvements	4,700.00	SF	\$50.00	\$235,000	Corridor improvements for circulation
Level 2 Renovations - Limited to None	10,185.00	SF	\$50.00	\$509,250	Dept. & office partition relocation, walls & structure to remain
Level 2 Renovations - Minor	3,322.00	SF	\$150.00	\$498,300	Include: Demo of walls, new wall const. & finishes
Level 2 Corridor Improvements	3,766.00	SF	\$50.00	\$188,300	Corridor improvements for circulation
Add for 25% General Contractor Mark-Ups:	0.25	LS	\$2,670,450	\$667,613	Assumed to be limited to existing site driveway entrances.
<i>Adaptive Reuse Courthouse, With 25% G.C. Mark-Ups:</i>				\$3,338,062.50	
				\$35,520,163	\$35,520,163

**OPTION 5 NOTES:**

- The North Administration wing is figured to take place in Phase 2.
- A sky bridge is included in Phase 2, along with tie-in allowances to the existing Jail.
- Conversion of public street to pedestrian court along Division Street between Cline Ave and Austine Ave.
- Construction cost escalation premiums are applied to each work Phase as listed in the Page 1 Budgetary Cost Estimate spreadsheet.
- Costs do not include utility company connection and assessment fees, which are considered soft costs.
- Offsite road work and improvements is generally figured to be limited to utility caps & tie-ins, and restoring what gets disturbed by new work.
- Provisions for onsite retaining walls and steps are included to deal with a sloping south site.
- No new emergency back-up generator of size is figured to be required.
- Bullard Building get demo'd, and basement voids filled in Phase 4 work.
- New Courthouse interiors start as Class 'A' office type as a baseline, with premiums added for custom finishes and security enhancements in courtroom areas.
- A pile foundation premium is figured under half of the new west side Courthouse facility.
- A link from the new Courthouse to the existing Jail is a secured space with tie-ins to existing included.

**KITSAP COUNTY COURTHOUSE  
FEASIBILITY AND SPACE NEEDS ASSESSMENT**

	Quantity	Unit	\$\$\$	Est. Cost	
<b>OP. NEW PARKING OPTIONS:</b>					
<b>Phase 0, Solution 'A' Parking:</b>					
Building demolition.	28,000.00	SF	\$5.00	\$140,000	Based on satellite photo, 9 houses and an apartment building.
Site demolition.	50,000.00	SF	\$1.50	\$75,000	Primarily paving, fixtures, and outside utilities.
Erosion control, site clearing & subgrade prep.	170,000.00	SF	\$2.75	\$467,500	Assumes light stripping, good soils, and balanced cut/fill site.
New onsite storm drainage.	1.00	LS	\$120,000.00	\$120,000	Allowance for new onsite basins and piping.
Add for storm drainage treatment.	1.00	LS	\$160,000.00	\$160,000	Some filters, and a possible small underground detention vault.
Add for site lighting.	10.00	Ea	\$6,000.00	\$60,000	Conventional pole type lighting in new parking lots.
Site finishes.	173,400.00	SF	\$6.00	\$1,040,400	New paving, curbing, sidewalks, landscaping & irrigation.
Road edge work.	1,940.00	LF	\$180.00	\$349,200	C&G, 6' sidewalk, utility adjustments, cuts & patches, misc.
Add for 25% General Contractor Mark-Ups:	0.25	LS	\$2,412,100	\$603,025	Assumed to be limited to existing site driveway entrances.
	<i>Solution 'A' Parking, With 25% G.C. Mark-Ups:</i>			\$3,015,125.00	
				\$3,015,125	\$3,015,125

**NEW PARKING OPTIONS NOTES:**

Phase 0 work is figured to take place in 2019, Phase 1 in the latter part of 2019 through 2020, and Phase 2 in 2021.

TOTAL PROJECT COST SUMMARY

ITEM DESCRIPTION	UNITS	UNIT PRICE	COST w/ GC MARKUP	ESCALATION FACTOR	WITH ESCALATION	NOTES FOR OPTION 5
<b>CONSTRUCTION COSTS</b>						
PHASE 1 NEW SOUTH COURTHOUSE SITE WORK		\$1,788,300	0.25	\$2,235,375.00	1.05	\$2,347,144
PHASE 1 NEW SOUTH COURTHOUSE BUILDING		\$23,957,380	0.25	\$29,946,725.00	1.05	\$31,444,061 LESS 2 COURTS AT UPPER FLOOR (REMAINING AS SHELL SPACE)
ADAPTIVE REUSE OF EXISTING BUILDING		\$2,670,450	0.25	\$3,338,062.50	1.05	\$3,504,966
<b>SUB TOTAL BUILDING &amp; SITE CONSTRUCTION COST</b>				<b>\$35,520,163</b>		<b>\$37,296,171</b>
PHASE 0 PARKING SOLUTION		\$2,412,100	0.25	\$3,015,125.00	1.00	\$3,015,125
<b>TOTAL NEW BUILDING, SITE, PARKING CONSTRUCTION COST</b>				<b>\$38,535,288</b>		<b>\$40,311,296</b>
<b>OTHER PROJECT EXPENSES</b>						
FURNISHINGS (FF&E)	1	ALLOWANCE	\$500,000			BASED ON COURTROOMS, OFFICES & PUBLIC SPACES
COURTROOM TECHNOLOGY	\$40,000	PER COURT	\$400,000			9 FINISHED COURTROOMS, 1 HEARING ROOM, 2 UNFINISHED COU
WA STATE SALES TAX	\$40,311,296	9.00%	\$3,628,017			
OWNER'S CONTINGENCY	\$40,311,296	5.00%	\$2,015,565			OWNER (ONLY) CONTINGENCY FOR NEW CONSTRUCTION
CITY OF PORT ORCHARD PERMITTING & IMPACT FEES	1	ALLOWANCE	\$200,000			AWAITING FURTHER DEFINITION FROM CITY
SURVEY, GEOTECH, THIRD PARTY TESTING	1	ALLOWANCE	\$120,000			
MOVING EXPENSES	1	ALLOWANCE	\$20,000			
ARCHITECT & ENGINEERING	\$40,311,296	8.0%	\$3,224,904			BASIC SERVICES (ARCHITECT, STRUCTURAL & MEP ENGINEERS)*
ADDITIONAL CONSULTANT SERVICES	\$40,311,296	2.0%	\$806,226			CIVIL, DETAILED COST ESTIMATOR, I.D., L.A., ACCOUST., ENVELOPE
PROPERTY ACQUISITION (FOR PARKING SOLUTION)	1	ESTIMATE	\$1,851,000			SURFACE PARKING ONLY
<b>TOTAL OTHER PROJECT EXPENSES</b>			<b>\$12,765,711</b>		<b>\$12,765,711</b>	
<b>TOTAL PROJECT COST</b>					<b>\$53,077,007</b>	

NOTES: \* - A & E BASIC SERVICES BASED ON WASHINGTON STATE A & E FEE GUIDELINES