



Downtown Olathe Facilities and County Courthouse Study

FINAL PRESENTATION
JUNE 2, 2005



HOK Architects



Carter Goble Lee



Today's Objectives

- Present Study Information
- Share Steering Committee Recommendation
- Schedule the Next Step – Develop Sources and Strategies for Funding



Agenda

- Background
- Recommendation
- Costs
- Building Image and Character

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Background

Project Scope

1. Analyze Existing County Facilities
2. Project Future Needs
3. Define Ultimate Operational / Conceptual Physical Form to House the Courts
4. Develop a Capital Project Strategy to Meet the Defined Needs

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Background

Preliminary Forecasting and Data Analysis

- Existing
 - Existing Space Allocations
 - Recommended Current Need
 - Deficiencies Projections
- Recommended Space Standards
- Projected Judicial & Staff Positions and Space Needs
- Potential Organizational Considerations

Projected Judicial Positions Based on Average of Models

Description	2003	2005	2010	2015	2020	2025
Total	100%	23.8	26.3	28.8	31.4	33.0

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Background

Option Factors and Scoring

- Weighted Option Scoring Matrix Completed
- Existing, Sites A to F Studied Including Massing
- All Options Evaluated
- Results Presented to BOCC

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Background

Direction from the Board of County Commissioners

Options

- Conduct Detailed Study of:
 - Option 6: New Consolidated Courthouse Outside Downtown Olathe
 - Option 5: New Consolidated Downtown Courthouse
- Phased Alternative to Options

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Background

OPTION 6: NEW CONSOLIDATED COURTHOUSE OUT-OF-DOWNTOWN

Reuse of Existing
Courthouse

New
Consolidated
Out-of-Downtown
Courthouse

Other County Need	
Total SF	75,000 SF

Juvenile Court		
Criminal Court		
Traffic Court		
Magistrate Court		
Civil Court		
Domestic Relations		
Court Trustee		
Court Related		
Total BGSF	33	478,443 SF

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Background

OPTION 5: NEW CONSOLIDATED DOWNTOWN COURTHOUSE

Reuse of Existing Courthouse

Court Trustee		
Court Related		
Other County Need		
Total SF	2	134,270 SF

New Consolidated Downtown Courthouse

Juvenile Court		
Criminal Court		
Traffic Court		
Magistrate Court		
Civil Court		
Domestic Relations		
Total BGSF	31	406,347 SF



Background

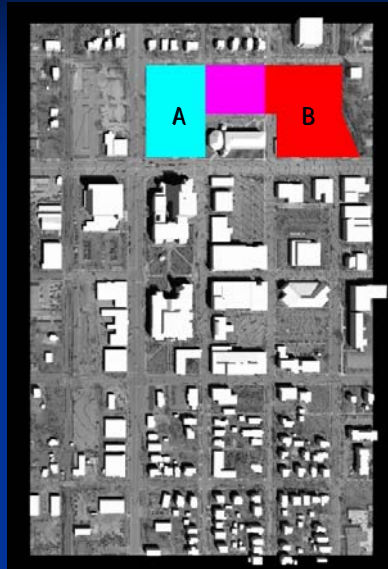


Sites Considered

- Six Sites in Downtown Olathe
- Site F – Outside Downtown Olathe



Background



Last Meeting

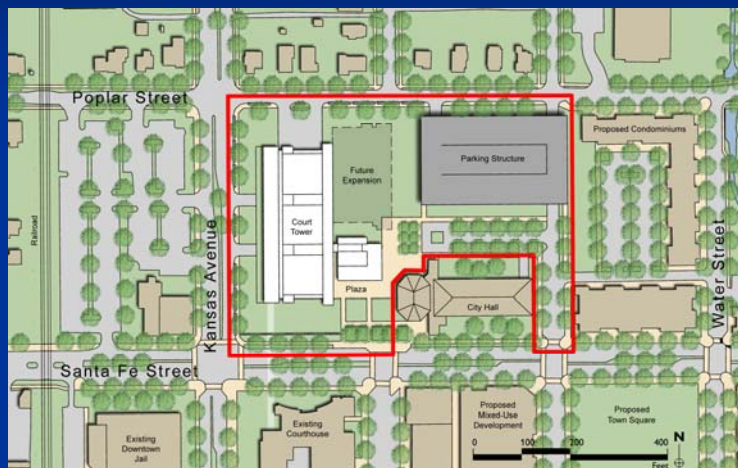
- Site Selection Refinement
 - Site A (Across Santa Fe west of existing City Hall)
 - Site B (Across Santa Fe east of existing City Hall)
 - Site F (Outside of Downtown Olathe)
- Eliminate Splitting the Courts as a Method to Phase the Project

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Background

Site A

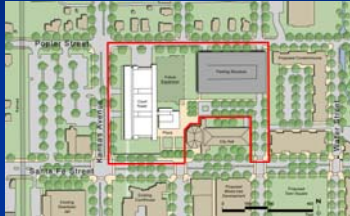


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Background

Site A



- **Advantages**
 - Prominent site at intersection of Santa Fe St. and Kansas Ave.
 - Adequate site area for initial construction
 - Proximity to existing County facilities
 - Limited property acquisition roadblocks
 - Ability to connect to existing courthouse
 - Compatibility with Olathe's Downtown Master Plan
 - Potential staff efficiency
- **Disadvantages**
 - Noise and traffic blockage by railroad
 - Increased traffic along Poplar Street
 - Less expansion area
 - Limits City's facility expansion capability
 - Limited County-wide accessibility

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Background

Site B



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Background

Site B



Advantages

- Prominent location across Town Square
- Larger site area
- Mill Creek as an amenity
- Site located away from Railroad noise
- Ability to fit into site topography
- Aligns with key components of Olathe's Downtown Master Plan

Disadvantages

- Traffic blockage by railroad
- Increased traffic along Poplar Street
- Lack of connectivity to existing courthouse and jail – wayfinding more difficult
- Limited County-wide accessibility
- Potential property acquisition roadblocks

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Background

Site F



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Background

Site F



■ Advantages

- Excellent County-wide accessibility
- Site area for expansion and other facilities
- Limited design constraints
- Ability to select prominent location
- No noise or traffic roadblocks from railroads

■ Disadvantages

- Distance from existing county facilities
- Must accommodate all parking needs on site
- Zoning changes
- Real / perceived detriment to downtown Olathe

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Recommendation

A complete analysis and evaluation of the options yielded a consensus recommendation from the Steering Committee that is endorsed by the HOK/CGL team and the Facilities Department.

Steering Committee Members:

- Honorable Stephen Tatum, Chief Judge
- Honorable Steve Leben
- Honorable Thomas Foster
- Paul Morrison, District Attorney
- Michael Youngken, Director Corrections
- Walt Way, Director Emergency Communications
- Joe Waters, Director of Facilities
- Dean Palos, Director Planning, Development & Codes
- Todd Pelham, Senior Budget & Management Analyst
- Captain Phillip Livengood, Sheriff's Office
- Rick Biery, Director of Public Works, City of Olathe
- Neal Angrisano, Deputy Director of Facilities

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Recommendation

1. Design / Construct a Consolidated Courthouse Meeting the 2025 Need

Program Components

- 31 Courtrooms and 2 Trustee Hearing Rooms
- Related Support Functions

Key Considerations

- Uses a Smaller Footprint
- Increases Court Efficiency

2. Reduce Initial Construction Cost by "Shelling In"

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Recommendation

3. Locate the New Courthouse on Site B

Key Considerations

- Meets Future Operational Needs

Caveats: City of Olathe Must...

- Eliminate Disruption from Trains
 - *Train Whistle Eliminated*
 - *Construct Grade Separation on East Track*
- Implement Key Olathe Plan Components
 - *Streetscape Improvements*
 - *Creation of Town Square*
 - *Develop Mill Creek*

4. Acquire Property for Future Growth Beyond the 2025 Initial Horizon

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Recommendation

Why Site B ?

- Site B Selection vs. Site A
 - Greatest Distance from Railroad
 - Noise Reduction
 - Security
 - Site Area Greater
 - More Design Flexibility
 - Ability to Accommodate High Public Traffic at Lower Levels
 - Better Accommodation for Expansion
 - Better Alignment with Key Elements of Envision Olathe Plan
 - Face onto Town Square
 - Development of Mill Creek

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Recommendation

Why Site B ?

- Site B Selection vs. Site F
 - Maintains Courthouse within Downtown Olathe
 - Relationship to Existing County Government
 - Positive Economic Impact
 - Utilizes and Expands Existing Infrastructure
 - Utilizes Existing Access Roads
 - Existing Parking Utilized and Expanded
 - Alignment with Key Elements of Envision Olathe Plan

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Costs

New Courthouse Construction (2007)

Site (Phasing Option)	2025 Program Build-Out			2015 Phased Options			
	Site A	Site B	Site F	Site A-1	Site A-2	Site B	Site F
Building Area (SF)	453,000	453,000	453,000	328,000	373,223	373,223	412,654
Levels Above Grade	9	8	8	6	7	6	7
Subtotal Courthouse Cost	\$167,300,000	\$163,300,000	\$161,300,000	\$129,000,000	\$146,000,000	\$142,000,000	\$152,000,000
Shell Floor Savings (42,335 SF)	-\$7,300,000	-\$7,300,000	-\$7,300,000	NA	NA	NA	NA
Current Courthouse Cost (June, 2005)	\$160,000,000	\$156,000,000	\$154,000,000	\$129,000,000	\$146,000,000	\$142,000,000	\$152,000,000
Escalation	\$19,912,067	\$19,138,717	\$18,191,395	\$15,863,691	\$17,938,586	\$17,402,933	\$18,253,077
2007 Courthouse Cost	\$179,912,067	\$175,138,717	\$172,191,395	\$144,863,691	\$163,938,586	\$159,402,933	\$170,253,077
Operating Cost	\$5,883,076	\$5,883,076	\$6,255,964	\$5,112,582	\$5,512,703	\$5,512,703	\$6,173,439

- 2025 Build-Out Options Maximize Density on Sites A & B

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Costs

Renovation of Existing Courthouse & New County Office Building Requirements (in 2010 dollars)

Site (Phasing Option)	2025 Program Build-Out			2015 Phased Options			
	Site A	Site B	Site F	Site A-1	Site A-2	Site B	Site F
2007 Courthouse Cost	\$179,912,067	\$175,138,717	\$172,191,395	\$144,863,691	\$163,938,586	\$159,402,933	\$170,253,077
Additional Office Construction (2010 Cost)							
Existing Courthouse Renovation	\$19,600,000	\$19,600,000	\$10,800,000	\$22,300,000	\$22,300,000	\$22,300,000	\$17,800,000
New County Office Building Space	NA	NA	\$15,700,000	\$9,250,000	NA	NA	NA
TOTAL COURT & OFFICE (2015 Requirements)	\$199,512,067	\$194,738,717	\$198,691,395	\$176,413,691	\$186,238,586	\$181,702,933	\$188,053,077

- Existing Courthouse Renovation Costs Reflect County Standards
- Total costs are a decision making tool, not a predictor of actual expenses or a plan of work

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Costs

Comparative Costs to Meet 2025 Programmatic Space Requirements (in 2020 dollars)

Site (Phasing Option)	2025 Program Build-Out			2015 Phased Options			
	Site A	Site B	Site F	Site A-1	Site A-2	Site B	Site F
TOTAL COURT & OFFICE (2015 Requirements)	\$199,512,067	\$194,738,717	\$198,691,395	\$176,413,691	\$186,238,586	\$181,702,933	\$188,053,077
Additional 2020 Costs to Meet 2025 Program	(2020 Cost)						
New Courthouse Construction / Interior Fit-Out	\$10,800,000	\$10,800,000	\$10,800,000	\$49,300,000	\$42,500,000	\$42,500,000	\$21,500,000
Additional Existing Courthouse Renovation	\$4,000,000	\$4,000,000	\$3,000,000	\$0	\$0	\$0	\$5,000,000
New County Office Building Space	\$2,850,000	\$2,850,000	\$4,600,000	\$0	\$2,850,000	\$2,850,000	\$5,660,000
TOTAL ADDITIONAL (2020)	\$17,650,000	\$17,650,000	\$18,400,000	\$49,300,000	\$45,350,000	\$45,350,000	\$32,160,000
TOTAL PHASED \$ TO MEET 2025 PROGRAM	\$217,162,067	\$212,388,717	\$217,091,395	\$225,713,691	\$231,588,586	\$227,052,933	\$220,213,077

- Total costs are a decision making tool, not a predictor of actual expenses or a plan of work

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Image and Character

Ripley Rasmus, AIA, LEED™
 Director of Design



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Why a New Courthouse ?

- Existing Courthouse Compromises Security and Hinders the Operation of the Courts
- Inadequate Space to Meet Present and Future Needs
- Condition of Existing Building Compromised by Time, Overuse and Change
- Continued Use as Courthouse Demands Ever Increasing Operational Cost

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End of Presentation



HOK Architects



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