



LANE COUNTY COURTHOUSE

Joint Subcommittee On Capital Construction

May 8, 2015

LANE COUNTY COURTHOUSE

- Constructed in 1958, originally housed majority of County functions
- The Courts now occupy the majority of the space (15 Courtrooms), with many county functions located in other buildings
- Courts receive an average of 600 daily visitors
- Courts collected and distributed over \$8.1 million in penalties, fees and restitution in 2013 (over \$7.1 million distributed to the State)
- Other major tenants include the Lane County Sheriff's Office and the Lane County District Attorney's Office.



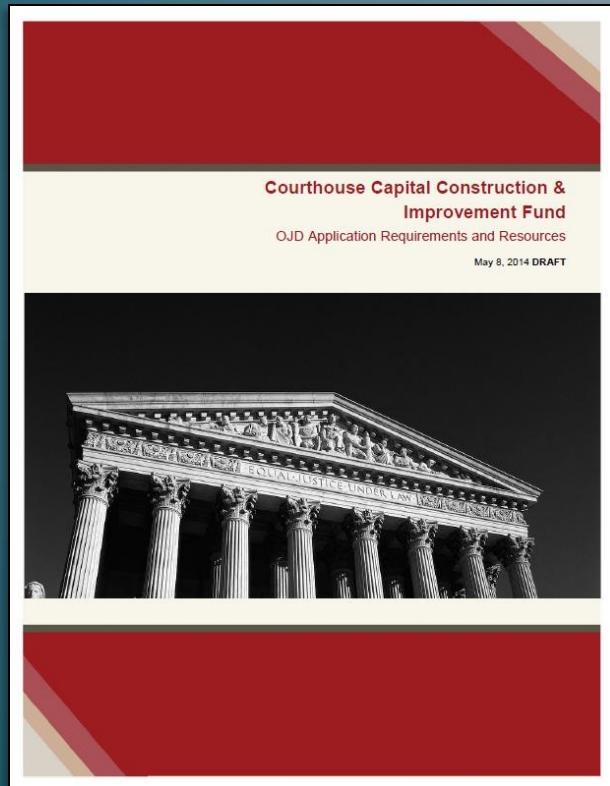
LANE COUNTY COURTHOUSE PROFILE

Courthouse Staffing	
Courts	103
District Attorney's Office	52
Lane County Sheriff's Office	99
Facilities Maintenance	10
Law Library	1
TOTAL	265

Occupancy by Floor	
Basement	Court Archives (Archival file storage – open to the public) Law Library County Maintenance and Mechanical Rooms Sheriff's Office – Storage
1 st Floor	Sheriff's Office (Admin, Records, Dispatch, Civil Service, Patrol)
2 nd Floor	Administration and Court Clerk's Office Court Records 5 Courtrooms, Judges and Judicial Staff
3 rd Floor	7 Courtrooms, Judges and Judicial Staff
4 th Floor	3 Courtrooms, Judges and Judicial Staff District Attorney's Office including Victim Services and Grand Jury

*Jury Assembly occurs in an adjacent building

CHIEF JUSTICE DETERMINATIONS



2013 Legislative Assembly set out requirements that must be met in order for a project to be eligible for funding through the Oregon Courthouse Capital Improvement Fund. The Chief Justice must make the following determinations about the courthouse for which funds are requested:

- ✓ Has significant structural defects, including seismic defects, that present actual or potential threats to human health and safety;
- ✓ Replacing the courthouse, whether by acquiring and remodeling or repairing an existing building or by constructing a new building, is more cost-effective than remodeling or repairing the courthouse; and
- ✓ Replacing the courthouse must create an opportunity for co-location of the court with other state offices

CHIEF JUSTICE DETERMINATIONS

- **Structural or Seismic Defects Compromise Human Health and Safety**
 - 1997 study determined “the courthouse is weak and brittle and is very vulnerable under seismic load” and made clear “the building does not satisfy basic life safety requirements of the building code.”
- **Remodel/Replacement Cost Analysis**
 - 2005 architectural study formulated a plan to extend the life of the building 20 yrs. The estimated cost was \$45 million (estimated to be \$55 million today).
 - 2009 stakeholder group convened by the Presiding Judge determined the high cost of remodel relative to the modest increase in useful life made constructing a new facility the more cost effective option.
- **Opportunities for Colocation with Other State Offices**
 - Included in the programming scope of work is to identify opportunities for colocation with other justice system entities. The concept of satellite offices and/or conference rooms in support of State offices in Eugene that regularly send employees to the Courts is being explored.

CURRENT COURTHOUSE ISSUES

Independent, professional studies have documented a long list of concerns with current courthouse, including:

- Fails to meet the majority of the Chief Justices Standards for Building Security. Many proposed safety and security upgrades are not feasible given the limited building footprint and lack of available any space.
- Combined circulation for Court staff, inmate transport, and the public.
- Hazardous materials used in construction (asbestos).
- Significant architectural barriers (ADA noncompliance).
- Seismically vulnerable. Structural upgrades infeasible while building remains in operation.
- Unable to accommodate any additional growth (currently at or beyond maximum occupancy).
- Deteriorating architectural elements (not of “historical significance”).
- Limitations on adoption of modern technology in Courtrooms.
- Limited ability to modify to provide specialty courtrooms. Prevents Courts from implementing new services and improving efficiency.
- Building systems fail to meet current code standards, are inefficient, and beyond service life.

GOALS FOR NEW FACILITY

- **Energy Efficiency:** Meet the requirements of the current Oregon Energy Efficiency Code and incorporate additional elements that demonstrate a relatively short payback period.
- **Technology:** “Future-proof” facilities through data infrastructure capable of expanding and supporting operations as technology advances.
- **Accessibility:** Incorporate ample ingress and egress routes that meet ADA standards and reasonable user expectations for parking proximity, convenience, and expediency.
- **Security:** Meet modern standards for occupant security and building protection associated with the facility’s type and use.
- **Life Safety:** Meet current building code standards for life safety including those associated with structural integrity, safe egress, fire suppression, and fire detection/alarm.
- **Cost of Ownership:** Exploit new technologies in finish products, building systems, and equipment to lower annual cost of custodial services and facilities maintenance.
- **Operational Efficiency:** Optimize occupant efficiency by strategically locating resources and infrastructure and co-locating dependent work groups.
- **Environmental Health:** Eliminate elements that adversely impact building environment; incorporate equipment, systems and technology that improve interior air quality, quantity of natural light, etc.

WORK UNDERWAY

- County has begun work with the National Center for State Courts (NCSC) and anticipates delivering the following in mid-2015:
 - A long-term court development profile
 - Functional space standards that will serve as a baseline for the design and construction of a new courthouse
 - A building space program with estimates for occupant, functional, and ancillary needs
- The County's efforts benefit from strong local interest and political commitment, including written support from:
 - Lane County Board of Commissioners
 - Lane County Administrator
 - Lane County Circuit Court Presiding Judge
 - Mayor of the City of Eugene
 - Lane County District Attorney
 - Lane County Sheriff
 - Lane County Trial Court Administrator

NEED FOR FUNDING ASSISTANCE IN 2015-17

- Requesting funding assistance for costs associated with
 - Facility programming
 - Evaluation of potential sites
 - Design development
 - Construction budgeting
 - Other professional services needed to develop a “construction ready” project
- Work is budgeted at \$2.8 million, requesting \$1.4 million in assistance (assumes 50% match)
- County would match requested assistance in 2015-17 biennium with available County Capital Fund dollars
- Anticipated request for construction funding assistance in 2017-19 biennium will be supported by a detailed project funding plan

TIMELINE GOALS

Biennium	Goals
2015-2017	Complete Court Needs Assessment Produce Programming Plan with Space Standards Contract with Lead Architectural Design Firm (through RFP process) Contract with CM/GC Firm (through RFP process) Complete Conceptual Design, Begin Public Outreach Complete 95% design docs Produce Detailed Construction Budget (with Guaranteed Maximum Price (GMP)) Develop Financing Plan
2017-2019	Secure Project Financing (OCCCIF funds, general obligation bonds, other sources) Commence Construction
2019-2021	Complete Construction Commission Facility Relocate Court Operations to New Facility

THANK YOU



Lane County Courthouse, 1898-1958

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