



# Cuyahoga County Justice Center Master Plan

## Steering Committee Meeting

February 10, 2022  
Cuyahoga County Council Chambers



Westlake  
Reed  
Leskosky

In Association With:



## I. CALL TO ORDER

## II. ROLL CALL

## III. HOUSEKEEPING & PROTOCOL

## IV. PURPOSE OF MEETING; REVIEW OF AGENDA

## V. RETURN TO COURTS PLANNING

### A. Final Presentation of Justice Facilities Master Plan, Evaluation of Court Options, including Review of Projected Needs, Current Conditions and a Comparison of the Two Options Adopted by the Steering Committee for Future of the Courts

1. Option 2a - Relocate Jail to a new site; expand and renovate Courts in place
2. Option 3c - Relocate Jail to a new site; new Courthouse on urban site
3. Alternate to renovate Old Courthouse for Court of Appeals and Probate Court or consolidate as part of Justice Center

### B. Possible Actions that could be considered by the Steering Committee and Stakeholders to Move Forward Assuming Budget Constraints

1. Alternative implementation strategies to address schedule- related costs (commencement of aspects of Option 2a prior to demolition of existing jails)
2. Scope reductions through modifying space standards, reduced duplication of spaces through increased sharing and/or eliminating functions from the program
3. Prioritizing needs as part of a longer-term phased program to improving facilities

## VI. CCCC SITE SELECTION UPDATE

## VII. PUBLIC COMMENT

## VIII. NEXT STEPS

## IX. ADJOURNMENT

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# Cuyahoga County Justice Center Master Plan



Return to Courts Planning . . .

**One + One Year Later...  
February 10, 2022**



Westlake  
Reed  
Leskosky

In Association With:



# Determination #11.12.2 Update – Elimination of Options

- Determination 11.12.2 (Nov.12, 2020) Eliminated Options 1b & 3b; Remaining options for development & comparative evaluation:
  - Option 2a Relocate Jail to a new site; Expand and Renovate Courts in place
  - Option 3c New Courthouse on Urban Site; New Jail on a Campus Site
    - Alternate to renovate Old Courthouse for Court of Appeals & Probate Court or consolidate as part of Justice Center

**1b – Maximum Reuse – Full Courts Consolidation**

**PHASE I**

- Acquire contiguous site
- Construct
  - New Jail Connected to Jail II
  - Parking Expansion
  - Possible Use of County Property for Parking Structure

**PHASE II**

- Demolish Jail I
- Construct Court Addition (w/swing space for renovations)
- Phased Renovation of Jail II

**PHASE III**

- Phased Renovation
  - Court Tower
  - FAB
  - Domestic Relations vacates Old Courthouse

- Jail I replacement reflects best practices & operational efficiency
- Maintains Consolidated Justice Center /direct connection to Jail
- Domestic Relations consolidated w/Justice Center
- Maintains courthouse on current site
- Transit accessible

**Limited Site Options**

- Site Limitations impact efficiency
- High-rise jail construction (incl. shell space)
- Disruption of Operations
- Programmatic compromises
- Courthouse cannot proceed until jail complete
- Longest Time to Occupancy

Potentially Highest Relative Cost \$\$\$\$\$

**3b – New Jail & Courthouse on Campus Site (Low Rise)**

**PHASE I**

- Acquire new Campus Site 20-30 acres ±
- Construct
  - New Courthouse
  - New Support Offices
  - New Jail
  - New Surface Parking

**PHASE II**

- Disposition of Existing Site

- Jail I & II replacement reflects best practices & operational efficiency
- Domestic Relations consolidated w/Justice Center
- Maintains consolidated Justice Center
- Fully Program Compliant
- Courthouse can start concurrently with Jail
- Shortest time to occupancy for both courthouse and jail
- Ease of future jail expansion
- Transit Accessibility

- Land Acquisition
- Relocation from existing site
- Increased distance from city center/current location

Potentially Lowest Range Relative Cost \$\$

**2a. Relocate Jail to a new site; Expand & Renovate Courts in-place**

**PHASE III**

- Phased Renovation of Court Tower
- Domestic Relations vacates Old Courthouse

**PHASE I**

- Acquire new campus site 15 - 20 acres
- Construct
  - New Jail
  - New Surface Parking

**PHASE II**

- Demolish FAB
- Construct Court Expansion (including space for Domestic Relations as swing space for renovation)

- Jail I & II replacement reflects best practices & operational efficiency
- Domestic Relations consolidated w/Justice Center
- Maintains courthouse on current site
- Allows future Jail Expansion w/o shell space
- Courthouse can start concurrently with Jail
- Opens site for expansion planning
- Transit Accessibility

- Land Acquisition for new jail
- Eliminates Consolidated Justice Center
- Offender transportation costs and confidence in timely delivery
- Program compromises
- Potential disruption to operation of Courts Tower during construction
- Longer Time to Occupancy for courthouse

Potentially High Relative Cost \$\$\$\$

**3c – New Courthouse on Urban Site (Mid-Rise) ; New Jail on Campus Site (Low-Rise)**

**PHASE I**

- Acquire new Urban site 1-2 city blocks ± 10-20 acres
- Construct
  - New Courthouse
  - New Support Offices
  - New Parking Structure

**PHASE II**

- Acquire new campus site 10 - 20 acres
- Construct
  - New Jail
  - New Surface Parking

**PHASE III**

- Disposition of Existing Site

- Jail I & II replacement reflects best practices & operational efficiency
- Domestic Relations consolidated w/Justice Center
- Fully Program Compliant
- Courthouse can start concurrently with Jail
- Maintains Courthouse in downtown/ proximate to current location
- Shortest time to occupancy for both courthouse and jail
- Ease of future jail expansion
- Transit Accessibility

- Land Acquisition
- Eliminates Consolidated Justice Center
- Relocation from existing site?
- Offender transportation costs and confidence in timely delivery

Potentially Lowest Range Relative Cost \$\$\$

# Projections & Space Program – Basis for Alternatives Analysis

## Overall System Summary: Projected Litigation Spaces

Court	JO #	Courtrooms and Hearing Rooms					Total	Conference Rooms*
		Spc Pro	Std Jury	Non-jury	Arr	Hr Room		
<b>Common Pleas - Gen Division</b>								
Judge	34	1	34		1		36	
Magistrate	11					2	2	4
<b>Total</b>	<b>45</b>	<b>1</b>	<b>34</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>38</b>	<b>4</b>

<b>Common Pleas - Domestic Relations Division</b>								
Judge	5			5			5	
Magistrate (w/Jdg)	10					5	5	5
Mag (grouped)	9					5	5	4
<b>Total</b>	<b>24</b>	<b>0</b>	<b>0</b>	<b>5</b>	<b>0</b>	<b>10</b>	<b>15</b>	<b>9</b>

<b>Municipal Court - General Division</b>								
Judge	12		12				12	
Magistrate	10			4		4	8	
<b>Total</b>	<b>22</b>	<b>0</b>	<b>12</b>	<b>4</b>	<b>0</b>	<b>4</b>	<b>20</b>	<b>0</b>

<b>Municipal Court - Housing Division</b>								
Judge	1		1				1	
Magistrate	7			2		2	4	
<b>Total</b>	<b>8</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>0</b>	<b>2</b>	<b>5</b>	<b>0</b>

<b>Grand Totals</b>								
Judges	52	1	47	5	1	0	54	
Magistrates	47	0	0	6	0	18	24	13
<b>Grand Total</b>	<b>99</b>	<b>1</b>	<b>47</b>	<b>11</b>	<b>1</b>	<b>18</b>	<b>78</b>	<b>13</b>

**Notes:**

1. All Judges have courtrooms - jury or non-jury based on Court
2. Some Magistrates are assigned non-jury courtrooms based on function
3. Some Magistrates are assigned formal Hearing Rooms (included in courtroom total)

\* Multi-purpose conference rooms supporting Magistrate related activities such as settlements, mediations, staffings and other conferences

- **Planning tenets:**

- Rules of Superintendence

- 1:1 ratio - Judges to criminal capable jury Courtrooms
- 1:1 ratio – Jury Rooms to Courtrooms
- Chambers in proximity to Courtrooms
- Magistrates
  - Common Pleas General Division  
2:1 ratio, Magistrates to litigation spaces
  - Common Pleas Domestic Relations Division  
1:1 ratio, Magistrates to litigation spaces
  - Cleveland Municipal Court  
1.25:1 ratio, Magistrates to litigation spaces
  - Cleveland Municipal Housing Court  
2:1 ratio, Magistrates to litigation spaces

# Projections & Space Program – Basis for Alternatives Analysis

## Overall System Summary: Projected Litigation Spaces

- 54 Courtrooms assigned to Judges
  - 36 Court Of Common Pleas General Division
  - 5 Court Of Common Pleas Domestic Relations
  - 12 City of Cleveland Municipal Court
  - 1 City of Cleveland Housing Court
- 6 Non-Jury Courtrooms assigned to Magistrates
  - 4 City of Cleveland Municipal Court Magistrates
  - 2 City of Cleveland Housing Court Magistrates
- 18 Hearing Rooms assigned to Magistrates
  - 2 Court Of Common Pleas General Division
  - 10 Court Of Common Pleas Domestic Relations
  - 4 City of Cleveland Municipal Court
  - 2 City of Cleveland Housing Court
- 13 Small Hearing/Conference Rooms assigned to Magistrates
  - 4 Court Of Common Pleas General Division
  - 9 Court Of Common Pleas Domestic Relations
- **91 Total Litigation spaces for 99 Judicial Officers including Conference/Hearing Rooms**

Existing & Proposed Litigation Spaces	Court of Common Pleas - General Division	Court of Common Pleas - Domestic Relations Division	City Of Cleveland Municipal Court	City of Cleveland Housing Court	Total
<b>Existing Litigation Spaces</b>					
Courts Tower	35		16	1	52
Historic Courthouse	6	6			12
<b>Total Litigation Spaces</b>	<b>41</b>	<b>6</b>	<b>16</b>	<b>1</b>	<b>64</b>
<b>Proposed</b>					
Courtrooms	35		12	1	48
Arraignment Courtset	1				1
Non-Jury Courtroom		5	4	2	11
Hearing Rooms	2	10	4	2	18
Hearing/Conference	4	9			13
<b>Total Litigation Spaces</b>	<b>42</b>	<b>24</b>	<b>20</b>	<b>5</b>	<b>91</b>
<b>Difference +/-</b>	<b>1</b>	<b>18</b>	<b>4</b>	<b>4</b>	<b>27</b>

# Projections & Space Program – Basis for Alternatives Analysis

## Preliminary Projection of Needs for Alternative Development

(excluding Common Pleas Probate Division & Court of Appeals)

### Projected area requirements

- 953,920 DGSF (useable)
- Current DGSF Shortfall to Standard 246,317
- **1,240,346 Building Gross Square Feet**
  - 40% building grossing factor for court functions
  - 25% building grossing factor for non-court functions



Court Component	Area
Court of Common Pleas - General Division	353,214
Court of Common Pleas - Clerk of Court	54,544
County Prosecutor	76,876
Public Defender	26,802
Court of Common Pleas - Domestic Relations	70,285
Cleveland Municipal Court	130,989
Cleveland Housing Court	29,215
Cleveland Municipal Court - Clerk of Court	35,826
Cleveland Department of Law - Criminal Division	11,001
Public Spaces	15,636
Court Holding (incl. Vehicle Sallyport)	18,487
Sheriff Court Security	1,906
Sheriff Protective Services	2,117
Facility Support (Incl. 25K Central Plant)	66,222
Secure Parking (Judiciary & Department Heads)	60,800
<b>Total</b>	<b>953,920</b>

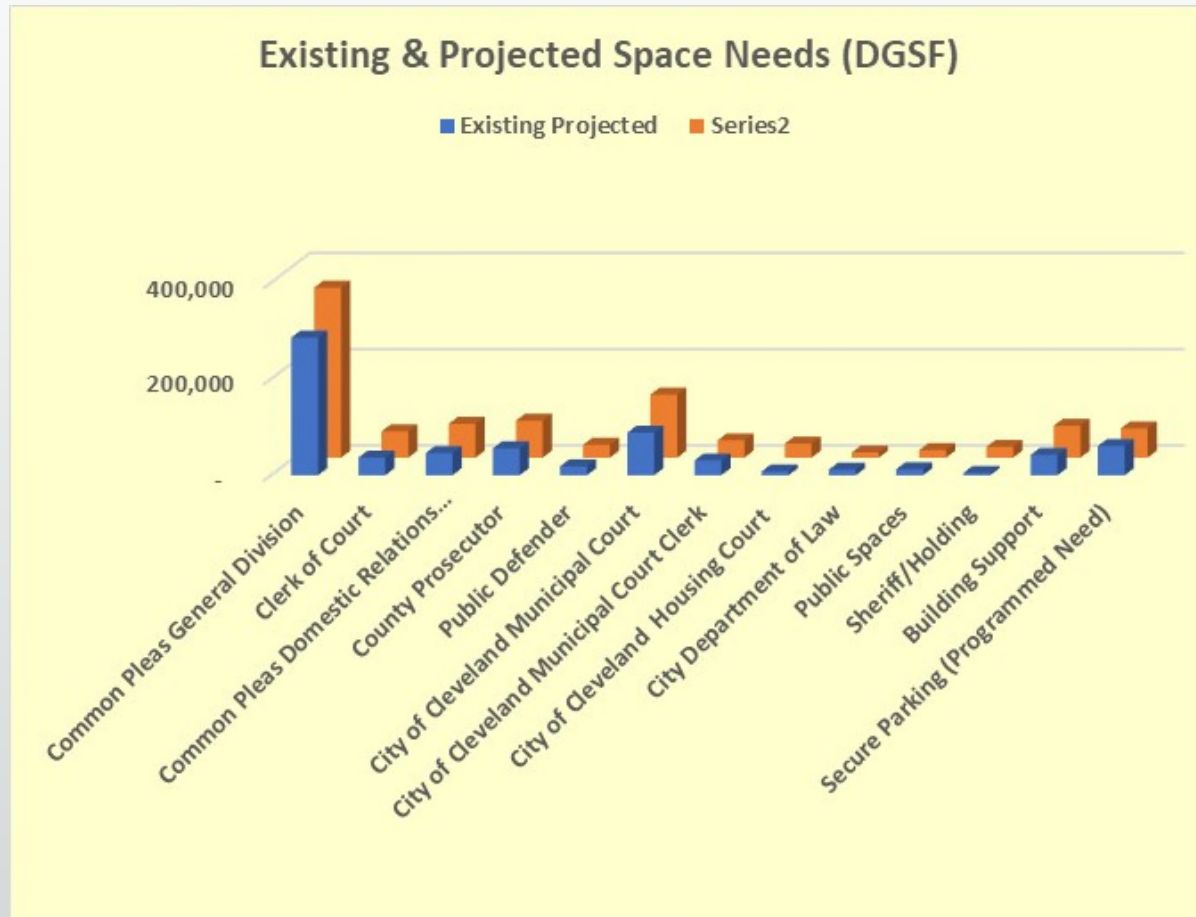


# Projections & Space Program – Basis for Alternatives Analysis

## Existing vs. Projected Space Requirements

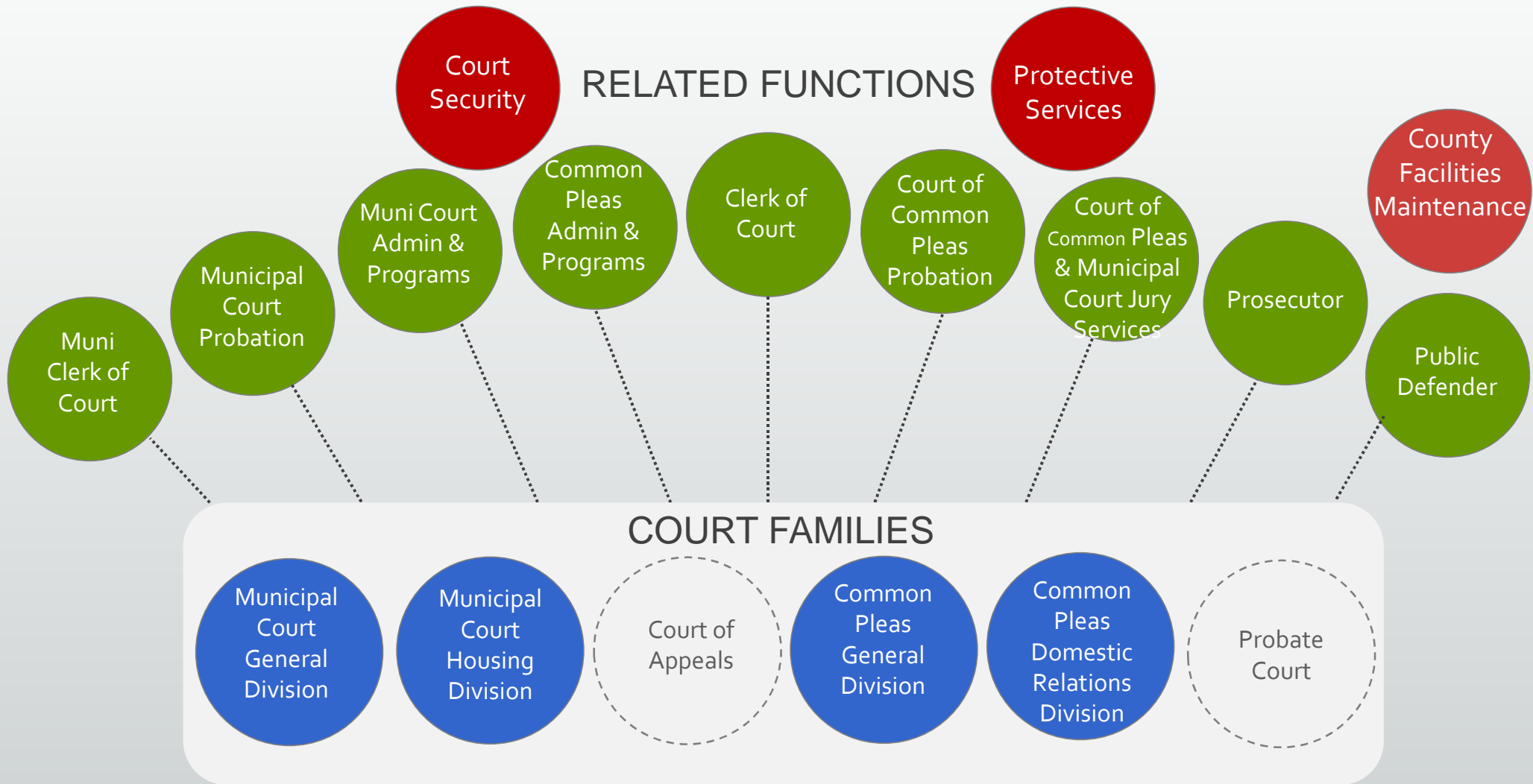
### Key Space Drivers

- Courtroom standards
- Provide litigation spaces for magistrates
- Dangerous archival storage for Clerk of Court
- Office Crowding – Prosecutor & Public Defender
- Significant operational space shortfalls – Court of Common Pleas Domestic Relations Division & City of Cleveland Housing Court
- Non-ADA compliant areas



# March 2020 Visioning Workshops for Each Stakeholder

## System Overview



# March 2020 Visioning Workshops for Each Stakeholder

## Court of Common Pleas – General Division

### Overview:

#### Court of Common Pleas General Division

#### Courtrooms

Standard	1,800	34
Special Proceedings	2,400	1
Arraignment	1,800	1

**Total Courtrooms 36**

#### Hearing Rooms

Formal Hearing	800	2
Conference Room	450	4

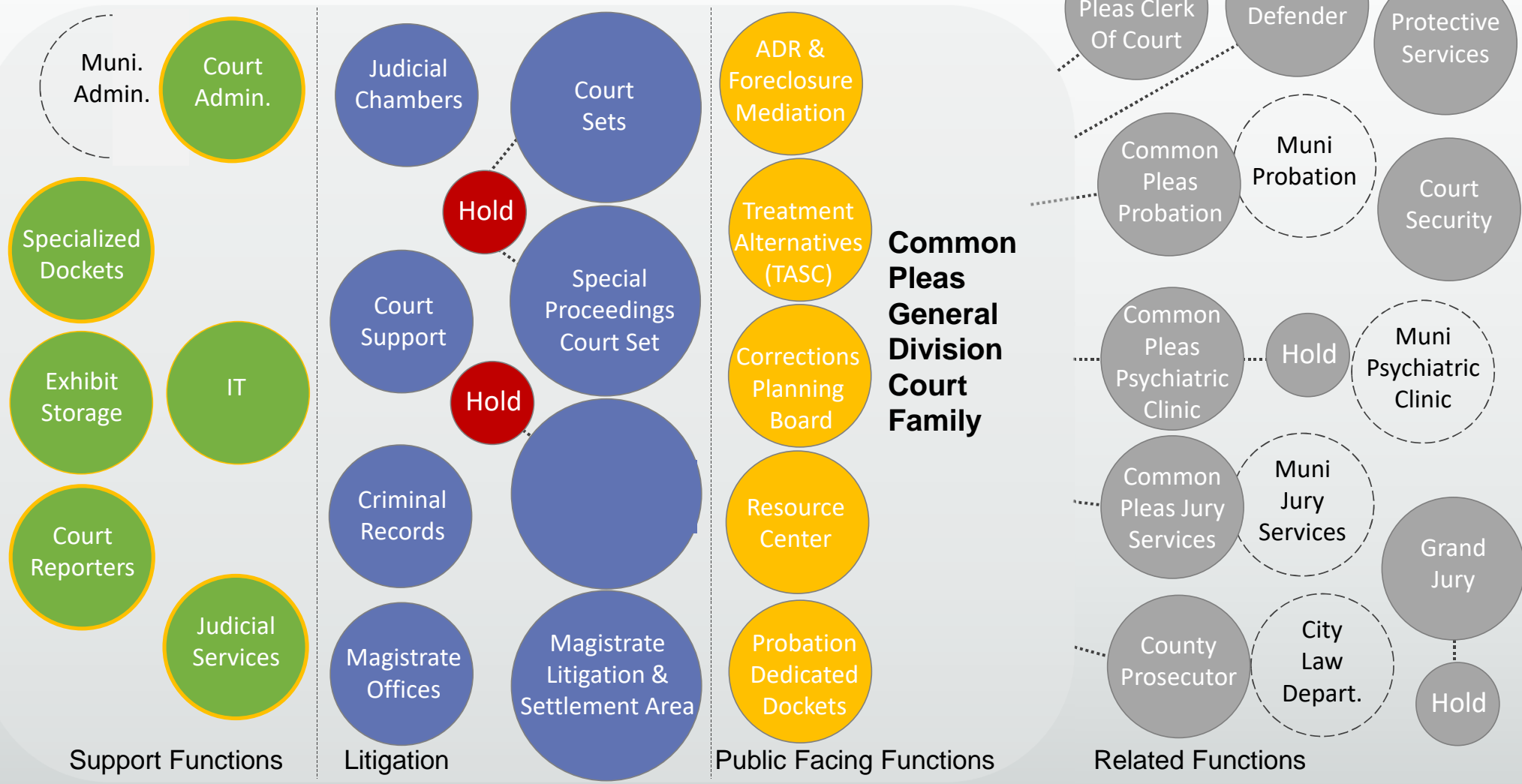
**Total 6**

**Total Litigation Spaces 42**

Space		Component	Unit	Existing Need			Minimum (90 JO)			Maximum (94 JO)		
Comp	Unit	Description	DGSF	Staff	Qty	DGSF	Staff	Qty	DGSF	Staff	Qty	DGSF
<b>101</b>	<b>101.1</b>	<b>Judicial</b>										
	0.1	Standard Courtroom Sets	4,147		34	141,005		34	141,005		34	141,005
	0.2	Special Proceedings Set	5,092		1	5,092		1	5,092		1	5,092
	0.3	Arraignment Set	5,837		1	5,837		1	5,837		1	5,837
	0.4	Typical Judicial Office Set	1,067	68	34	36,261	68	34	36,261	68	34	36,261
	0.5	Court Floor Support	3,012		9	27,107		9	27,107		9	27,107
	0.6	Magistrate Suite	12,527	19	1	12,527	15	1	8,995	17	1	10,469
		<b>Sub-total DGSF</b>			<b>87</b>	<b>227,829</b>		<b>83</b>	<b>224,297</b>		<b>85</b>	<b>225,771</b>
<b>101</b>	<b>101.2</b>	<b>Court Administration</b>										
	0.1	Administration		14		4,215	14		4,215	14		4,215
	0.2	Information Systems		17		4,801	17		4,801	17		4,801
	0.3	Judicial Services		27		1,277	27		1,277	27		1,277
	0.4	Staff Attorneys		0		0	0		0	0		0
	0.5	Resource Center		5		1,395	5		1,395	5		1,395
	0.6	Specialty Courts Coordination		6		3,264	6		3,264	6		3,264
	0.7	Court Reporters		42		6,426	42		6,426	42		6,426
	0.8	Psychiatric Clinic		20		6,649	20		6,649	20		6,649
	0.9	Criminal Records		17		3,267	17		3,267	17		3,267
	0.10	ADR/Mediation		6		5,792	6		5,792	6		5,792
	0.11	Corrections Planning Board		10		4,169	10		4,169	10		4,169
	0.12	TASC		35		11,444	35		11,444	35		11,444
	0.13	Probation		182		42,883	204		48,358	204		48,588
	0.14	Lab		10		5,889	10		5,889	10		5,889
	0.15	Jury Services		6		8,870	6		8,870	6		8,870
	0.16	Grand Jury		1		6,283	1		6,283	1		6,283
	0.17	Shared Support		0		5,117	0		5,117	0		5,117
						0			0			0
		<b>Sub-total</b>			<b>398</b>	<b>121,738</b>		<b>420</b>	<b>127,213</b>		<b>420</b>	<b>127,443</b>
		<b>Total Staff</b>			<b>485</b>			<b>503</b>			<b>505</b>	
		<b>Total Departmental Gross Square Feet (DGSF)</b>				<b>349,566</b>			<b>351,510</b>			<b>353,214</b>

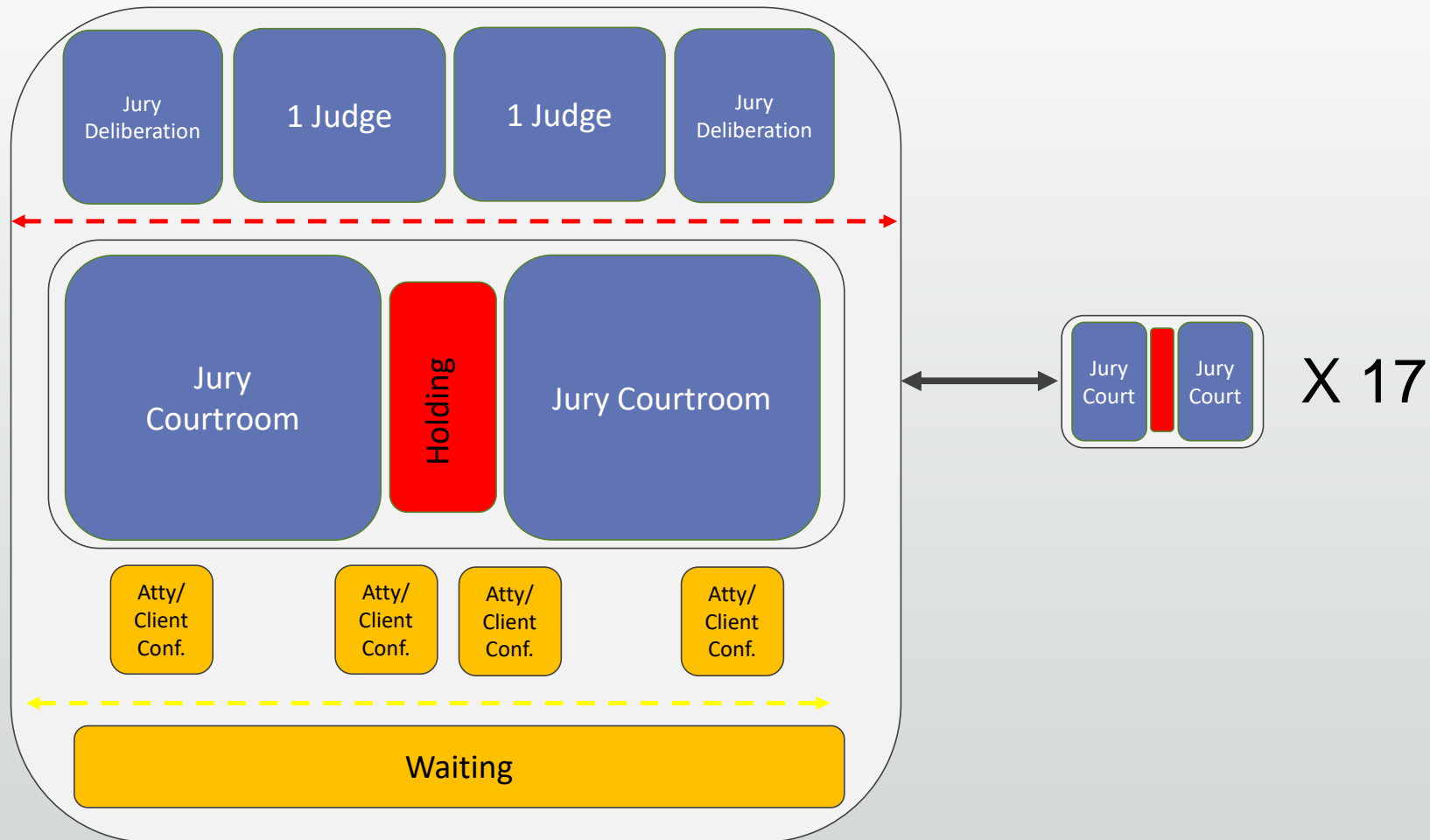
# March 2020 Visioning Workshops for Each Stakeholder

## Court of Common Pleas – General Division



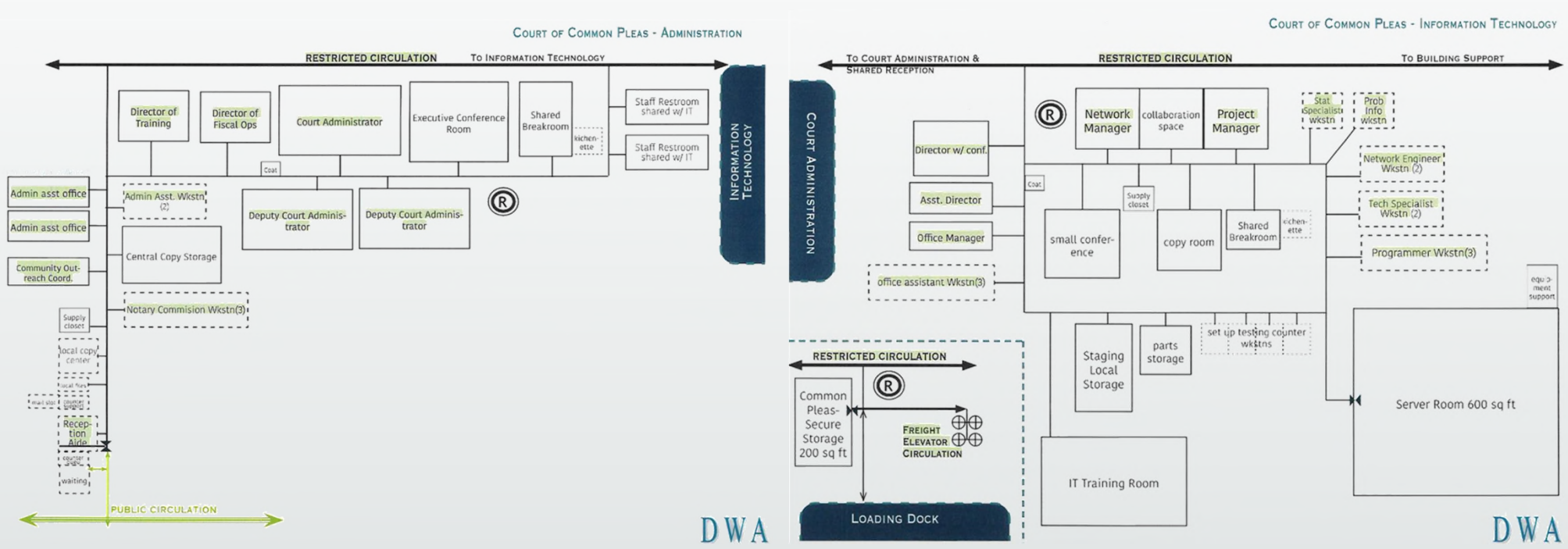
# March 2020 Visioning Workshops for Each Stakeholder

## Court of Common Pleas – General Division Typical Court Pair



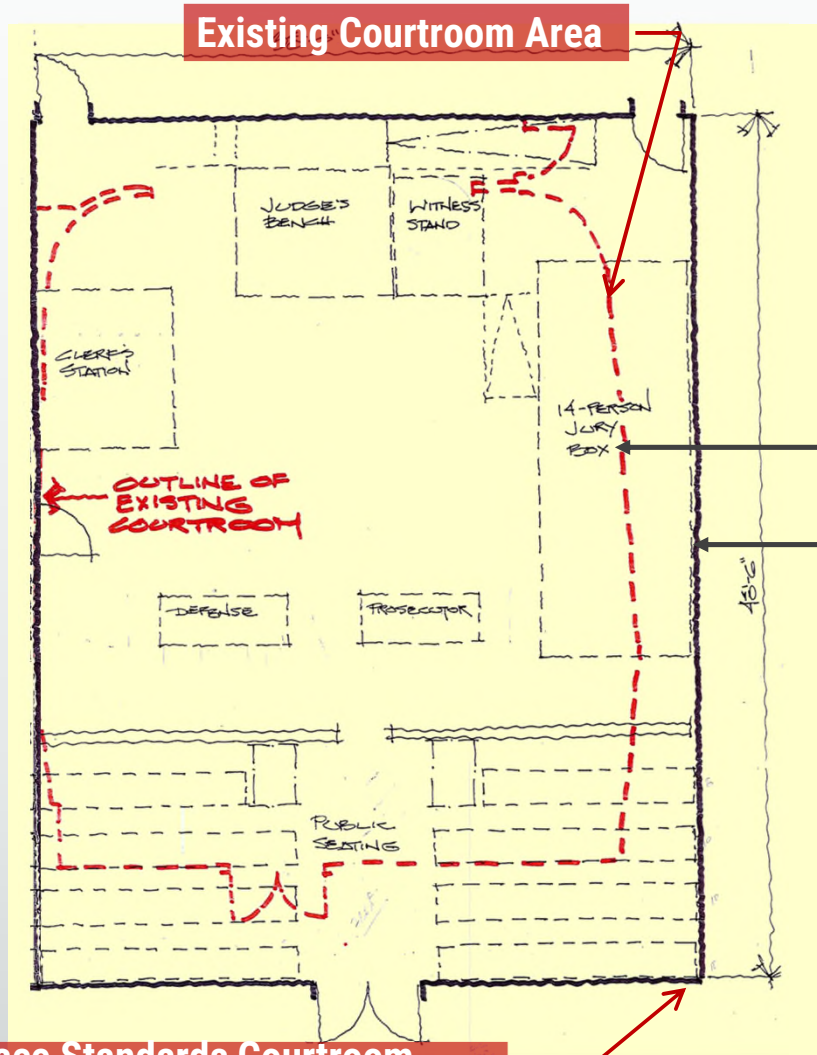
# March 2020 Visioning Workshops for Each Stakeholder

## Example – Adjacency Flow Diagrams



# March 2020 Visioning Workshops for Each Stakeholder

## Illustration of Space Increase



Existing Courtroom Area

OUTLINE OF EXISTING COURTROOM

Space Standards Courtroom Area



Existing Courtroom Area

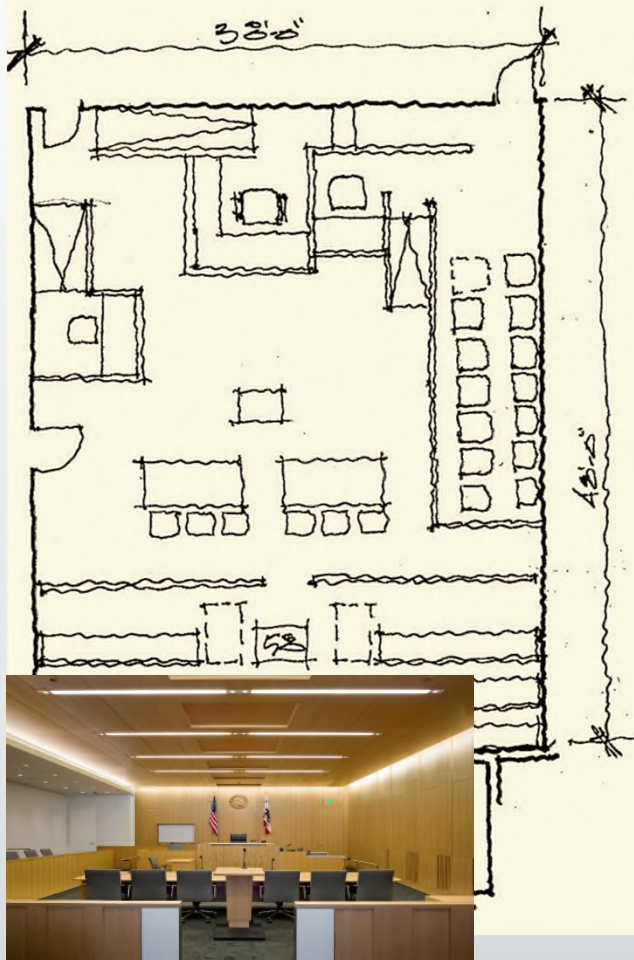
New Courtroom Area



# March 2020 Visioning Workshops for Each Stakeholder

## Common Pleas – General Division – Courtroom 1,800 nsf

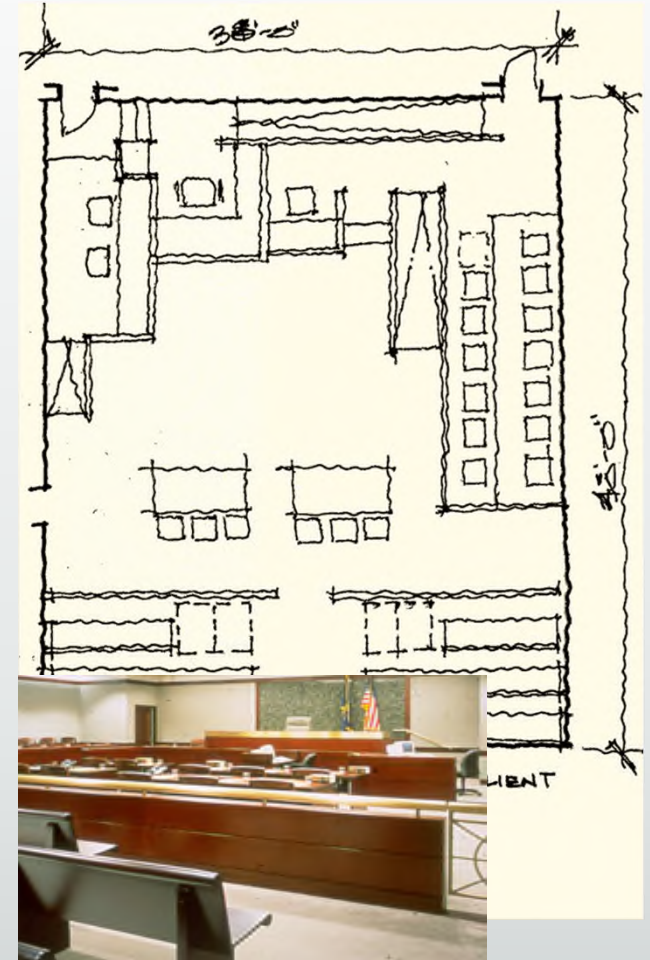
### Center Bench Jury



### Corner Bench Jury



### Off-Center Bench Jury

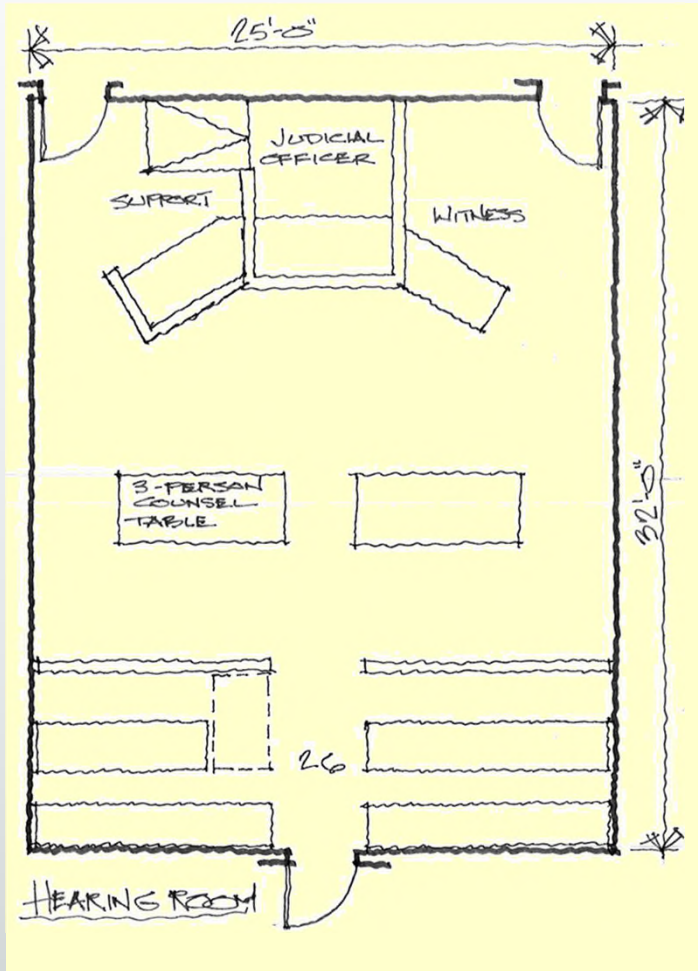




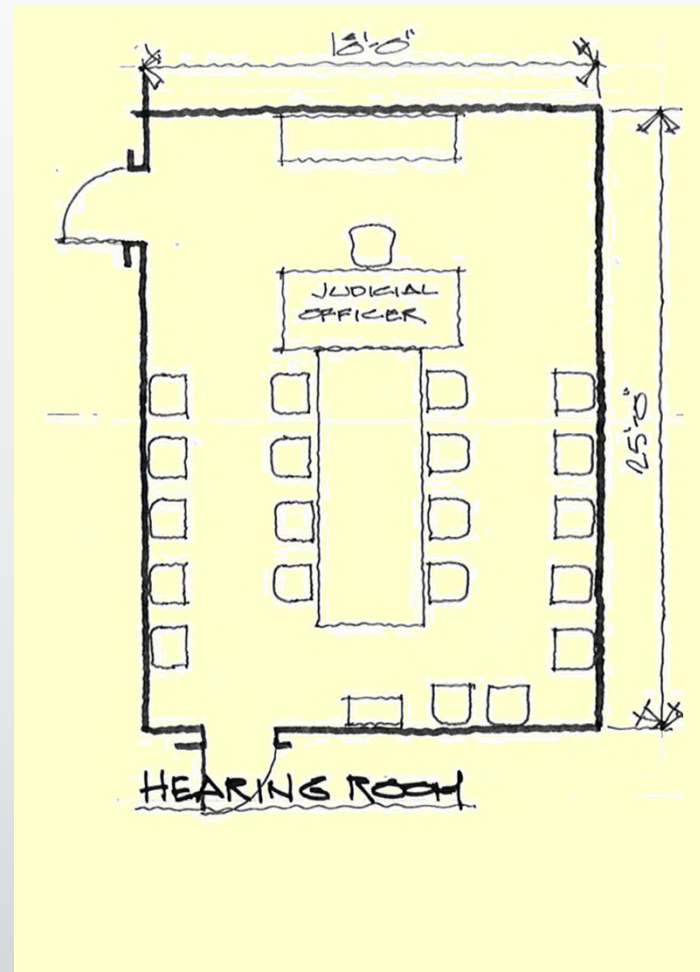
# March 2020 Visioning Workshops for Each Stakeholder

## Common Pleas – General Division

Formal Hearing Room 800 nsf

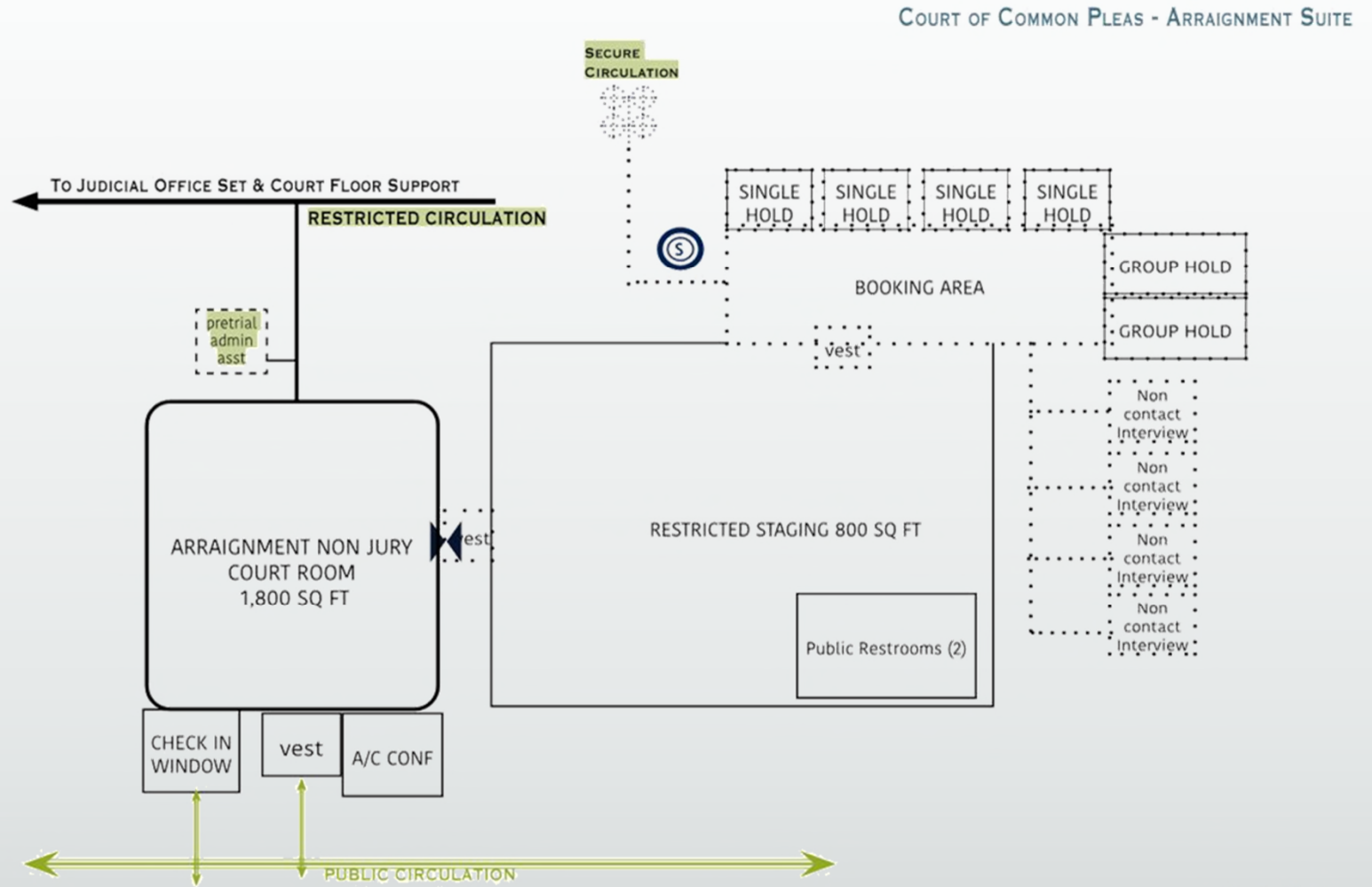


Conference Room 450 nsf



# March 2020 Visioning Workshops for Each Stakeholder

## Common Pleas

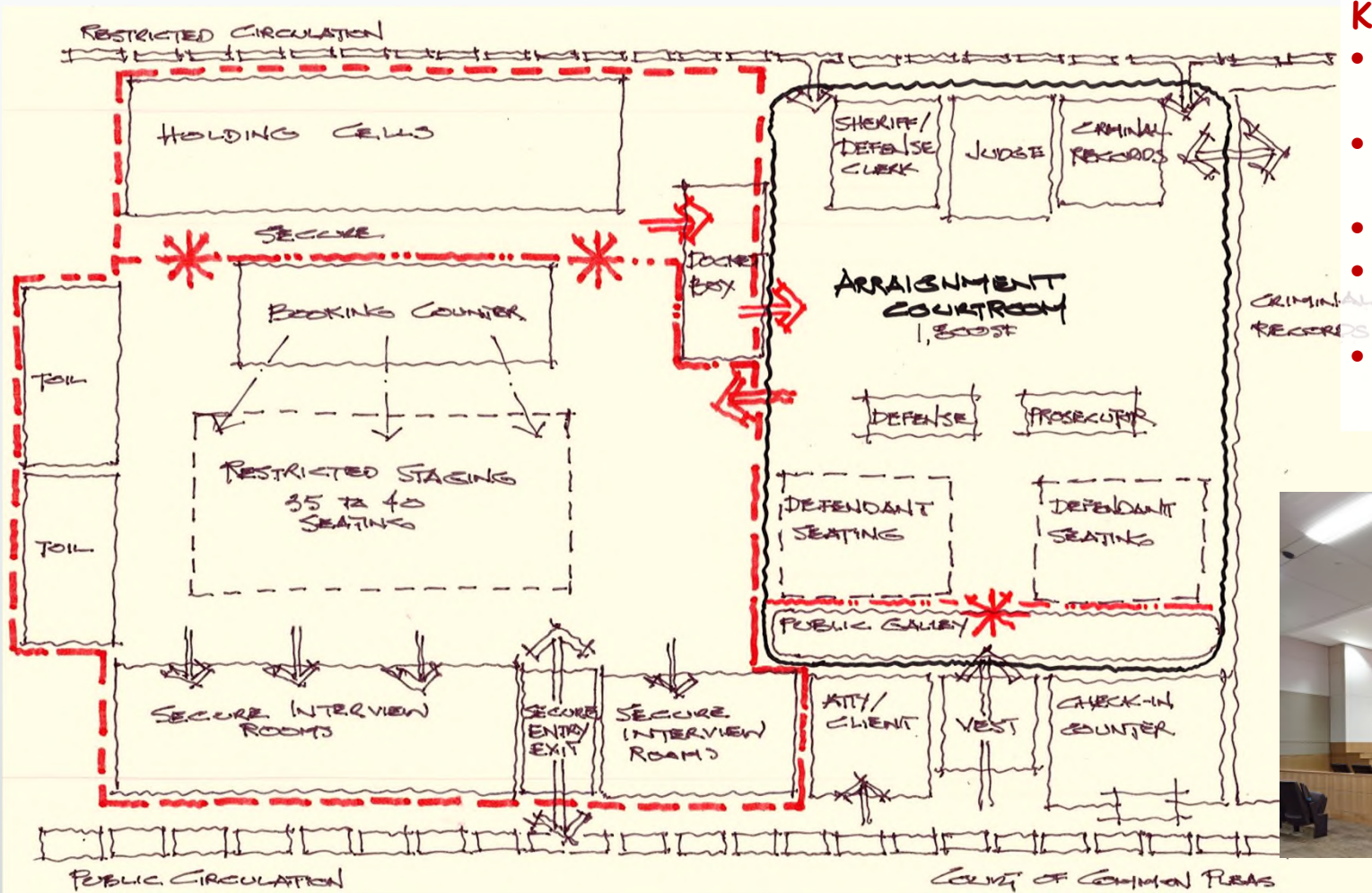


DWA

# March 2020 Visioning Workshops for Each Stakeholder

## Common Pleas – General Division

### Arraignment Court Set



### Key Issues

- Collocation w/ Criminal Records
- Increased Defendant Seating
- Secure Docket Box
- Secure Public/Well Separation
- Restricted Staging Area



# March 2020 Visioning Workshops for Each Stakeholder

## Court of Common Pleas Domestic Relations – What We Heard

- Municipal Courts co-located with Common Pleas
- Clerk of Court could be more remote
- Court Reporting consolidation
- 8 Courts/Floor is preferred
- Security components separated – DR
- Arraignment – Pre-trial assessment
- Natural daylight preferred in courtrooms
- Sharing resources is acceptable for some functions: Translators

Court of Common Pleas  
General Division

- Jury Courtsets for all judges
- Seating capacity – approximately +/- 70
- Presiding judge to be co-located with other judges
- 1:1 ratio of courtrooms to jury deliberation suites
- Public access
- Podiums for addressing the court
- Comfort animal for jurors

Municipal Court

# March 2020 Visioning Workshops for Each Stakeholder

- Highly Volatile Environment
- Improved Security Needed
- Separate Circulation Systems
- Litigations Space for Judges and Magistrates
- Some access to Inmate Delivery
- Unique Public Environment
- Consolidation of Functions

Court of Common Pleas  
Domestic Relations  
Division

- Relates to Municipal Clerk of Court
- Ability to operate extended hours critical to mission
- Pool from Jury Services
- Court Administration – HR support functions
- Courtroom seating for a jury courtroom should be 75-100; for non-jury courtrooms 45;
- Courtrooms operate extended hours
- Mediation requires 6 persons in a room

Housing Court

# March 2020 Visioning Workshops for Each Stakeholder

## ➤ Prefer to remain in the Historic Courthouse

- Provide 2 courtrooms: 1 jury and 1 non-jury for use by the Judges
- Provide attorney/client conference rooms supporting courtrooms and hearing rooms
- Improved acoustics
- Standardize judicial office sets
- Consolidate functions
- ADA compliance throughout
- Integrate technology throughout
- Reorganize administrative spaces for better functionality
- Enhance security and public contact points
- Distinguish a separate identity when combined with other courts.

Court of Common Pleas  
Probate Division &  
Court of Appeals

- Perception is important - separate physical location from other court entities
- Separate Building from the court building with a staff connection preferred
- Co-located staff on a single floor is preferred
- Public and staff circulation should be separate
- More courtrooms co-located on a floor is preferred
- Co-locate PD and Probation; other co-locations include TASC and Psych. units
- Staff spends a lot of time meeting at the jail

Public Defender

## Pre-COVID In-person Collaboration Session

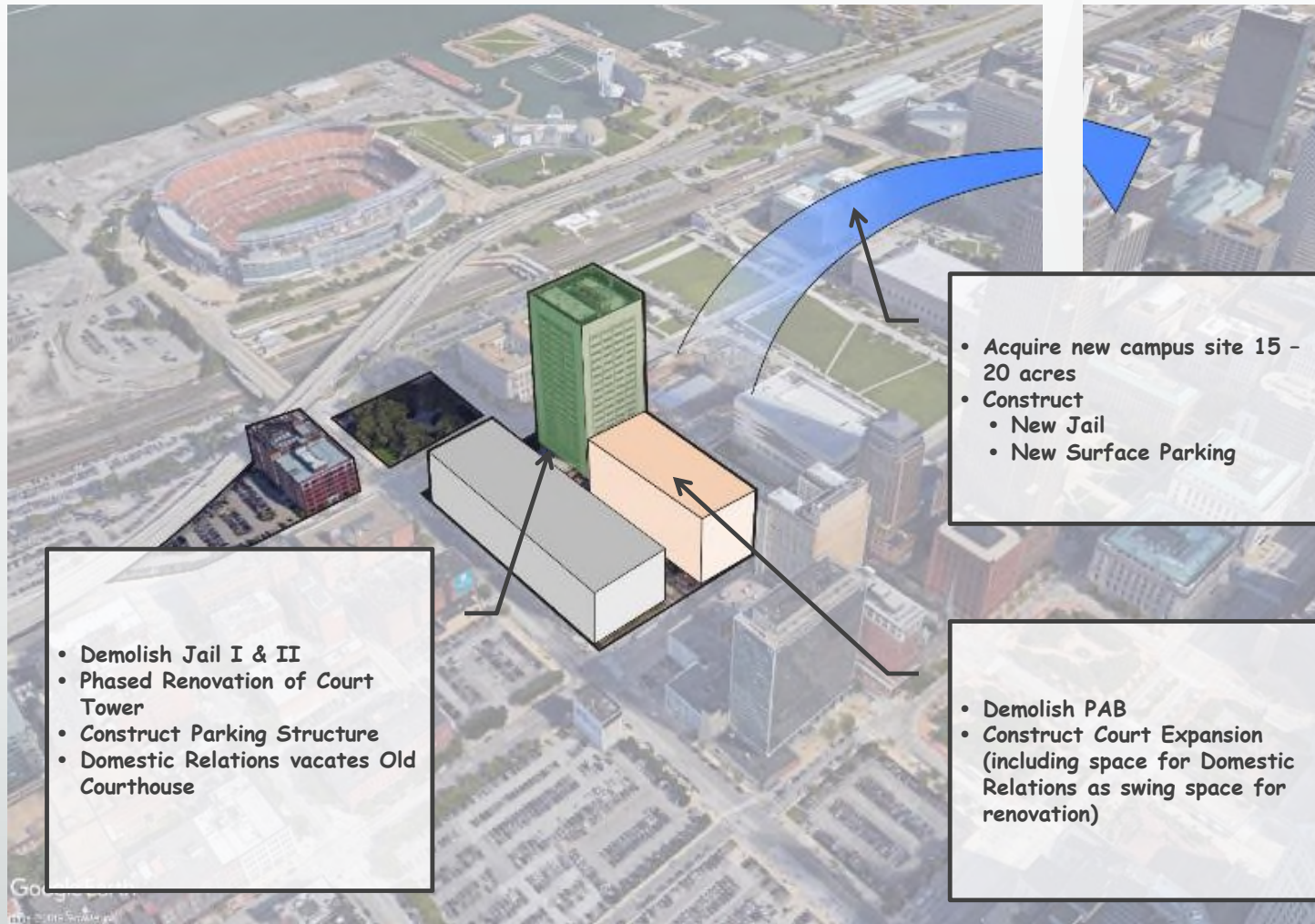
Friday - Sunday

March 5<sup>th</sup> -7<sup>th</sup> , 2020



01/23/20

## 2a- Relocate Jail, Expand/Renovate Courts in-place





### 2a– Relocate Jail, Expand/Renovate Courts in-place

#### General Alternative Deployment Assumptions:

- ❑ Minimize the number of departmental relocations
- ❑ Renovate entire floorplates when possible
- ❑ Limit the number of floors with construction in the court tower
- ❑ Limit the overall construction duration
- ❑ Achieve optimal operational and functional adjacencies
- ❑ Maintain on-site staff and restricted parking to the greatest extent feasible
- ❑ Include alternatives for inclusion of Court of Appeals and Common Pleas Probate Divisions

## 2a– Relocate Jail, Expand/Renovate Courts in-place

**Phase 3: Demolish Jail I & II**

**Phase 2: Temporary Sallyport & Holding in PAB**

**Phase 1: Relocate Jail**

# Alternatives Analysis

## 2a – Relocate Jail, Expand/Renovate Courts in-place

**Phase 5-15: Renovate Court Tower 4 floors per phase** (phases include interim moves)

**Phase 12: Domestic Relations Division Relocates to Court Tower**

**Phase 15: Court Tower Final Occupancy**

- Common Pleas General Division
- Common Pleas Domestic Relations
- Prosecutor
- General Division Administration
- Municipal Housing

**Phase 16: Demolish PAB & Construct New Office Annex**

- Probation / Lab
- TASC / Psych
- Corrections Planning Bd
- Archives
- Public Defender
- Sheriff's Admin. (Optional)

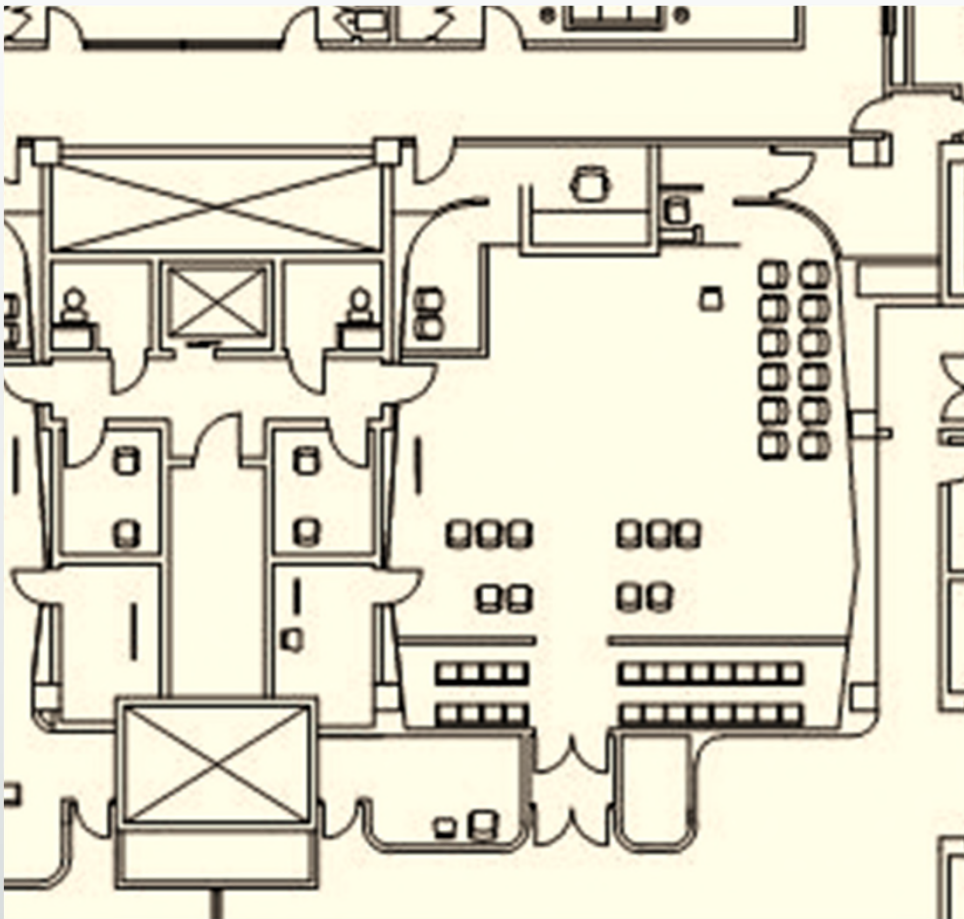
**Option: On-Site Parking Garage**

**Phase 4: Proposed Annex Interim Swing Space**

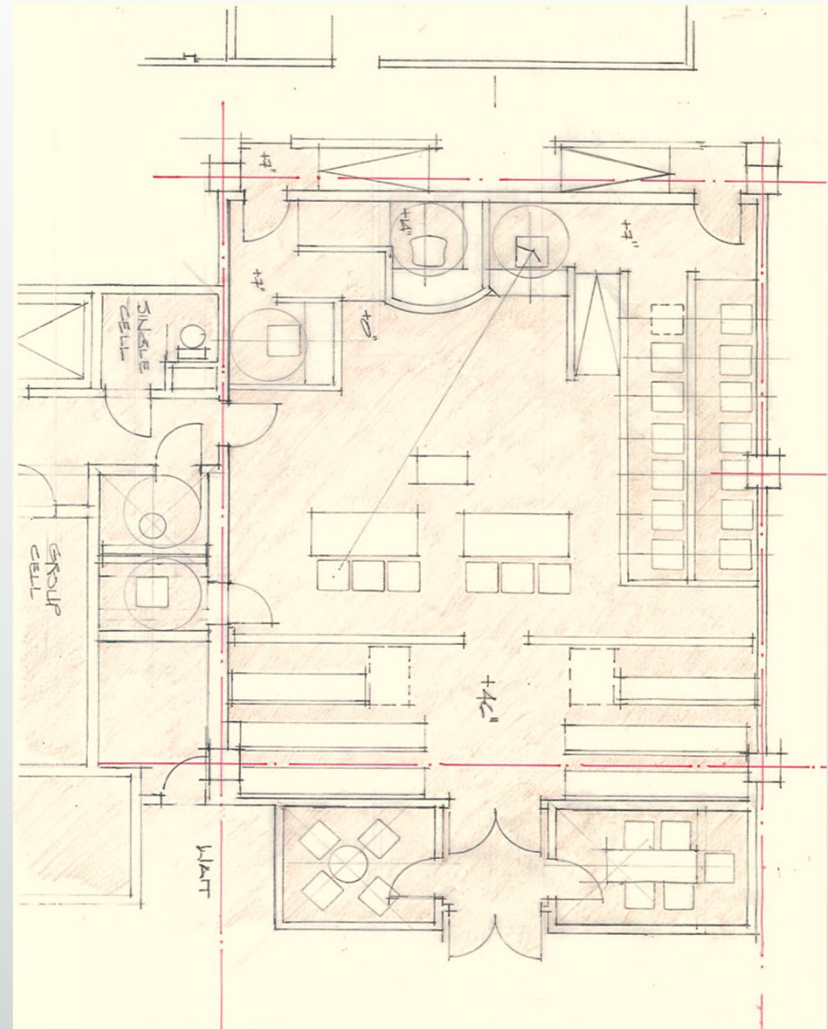
**Phase 8: Municipal Courts Permanently Relocate to Annex**

- Municipal Court Admin.
- Cleveland Dept. of Law
- Municipal General Div.
- Municipal Clerk

## 2a- Relocate Jail, Expand/Renovate Courts in-place Existing Courts Tower Courtroom Retrofit



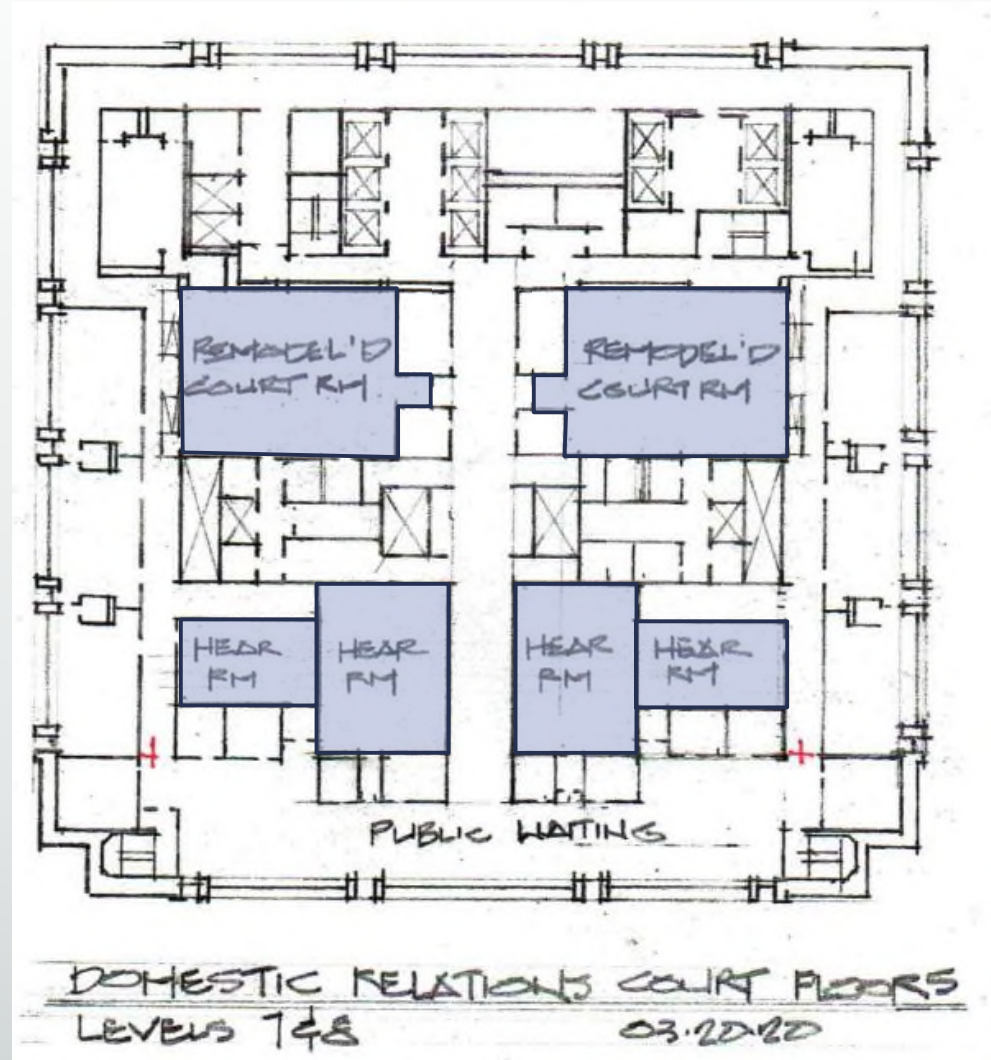
Adaptation of Existing Courtrooms to Current Standards



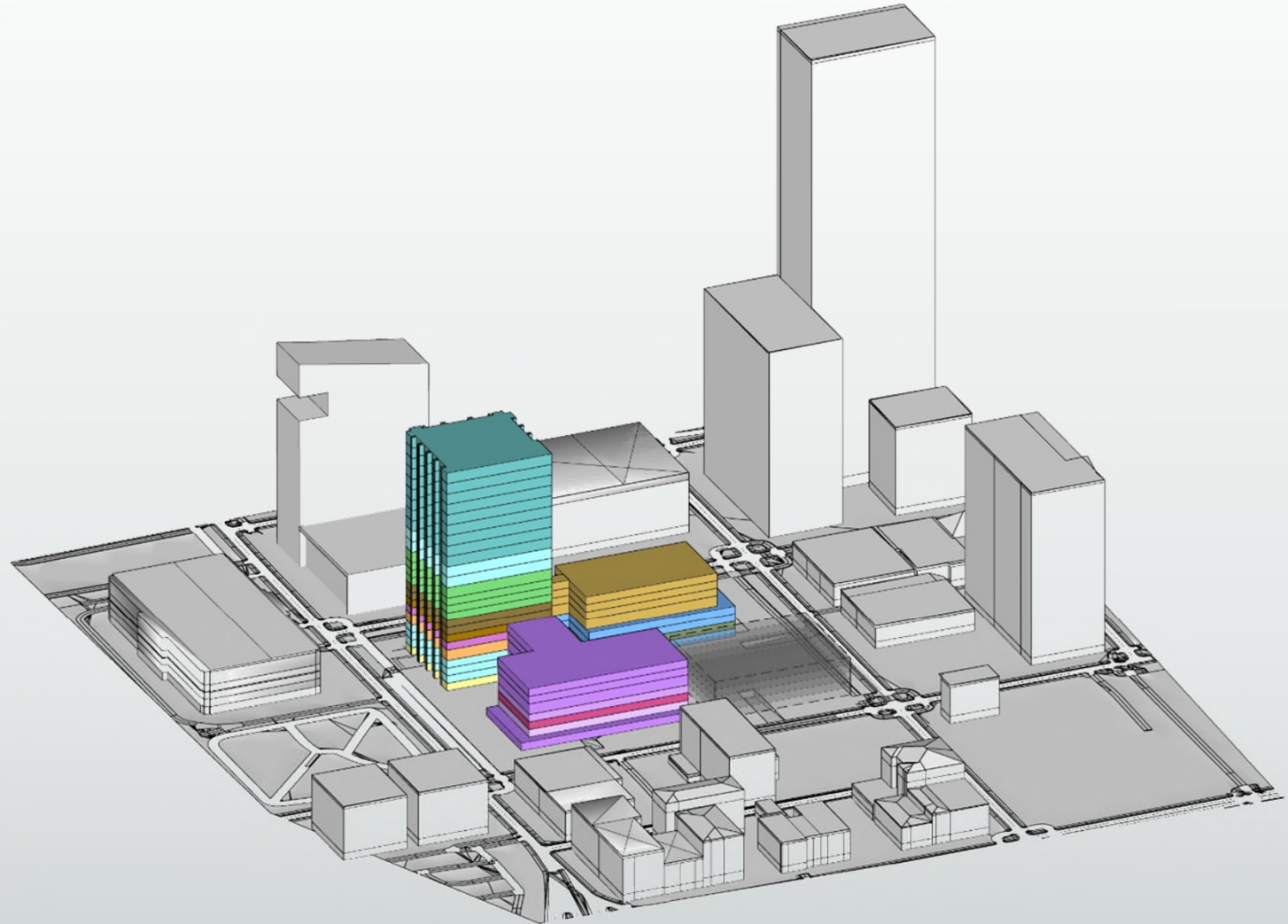
## 2a- Relocate Jail, Expand/Renovate Courts in-place Domestic Relations Court Floor

### Renovation of Levels 7 and 8:

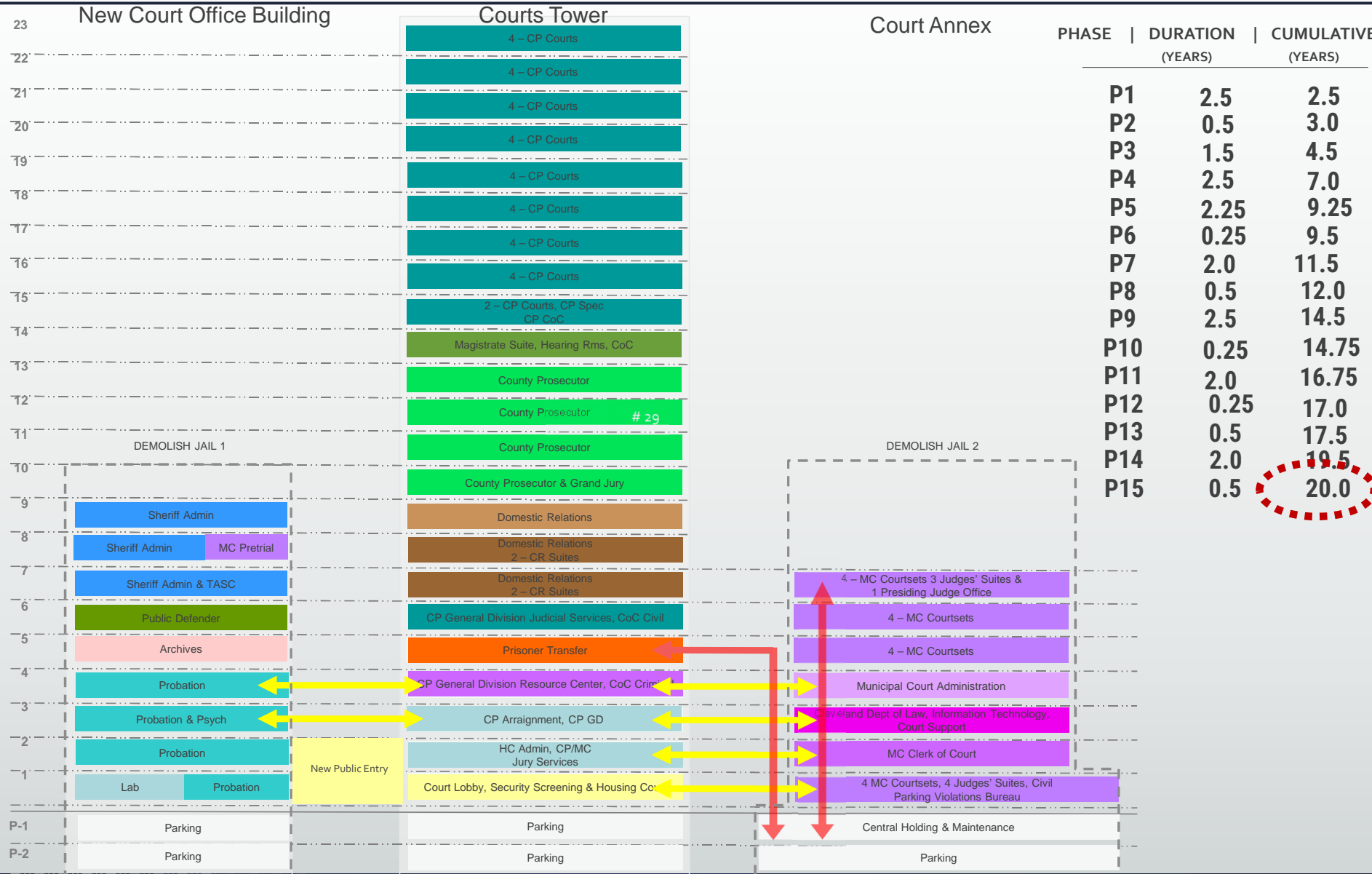
1. Two Courtrooms per Floor
2. Four Hearing Rooms per Floor
3. Separate Circulation Systems
4. Technology Advancement
5. Accessibility



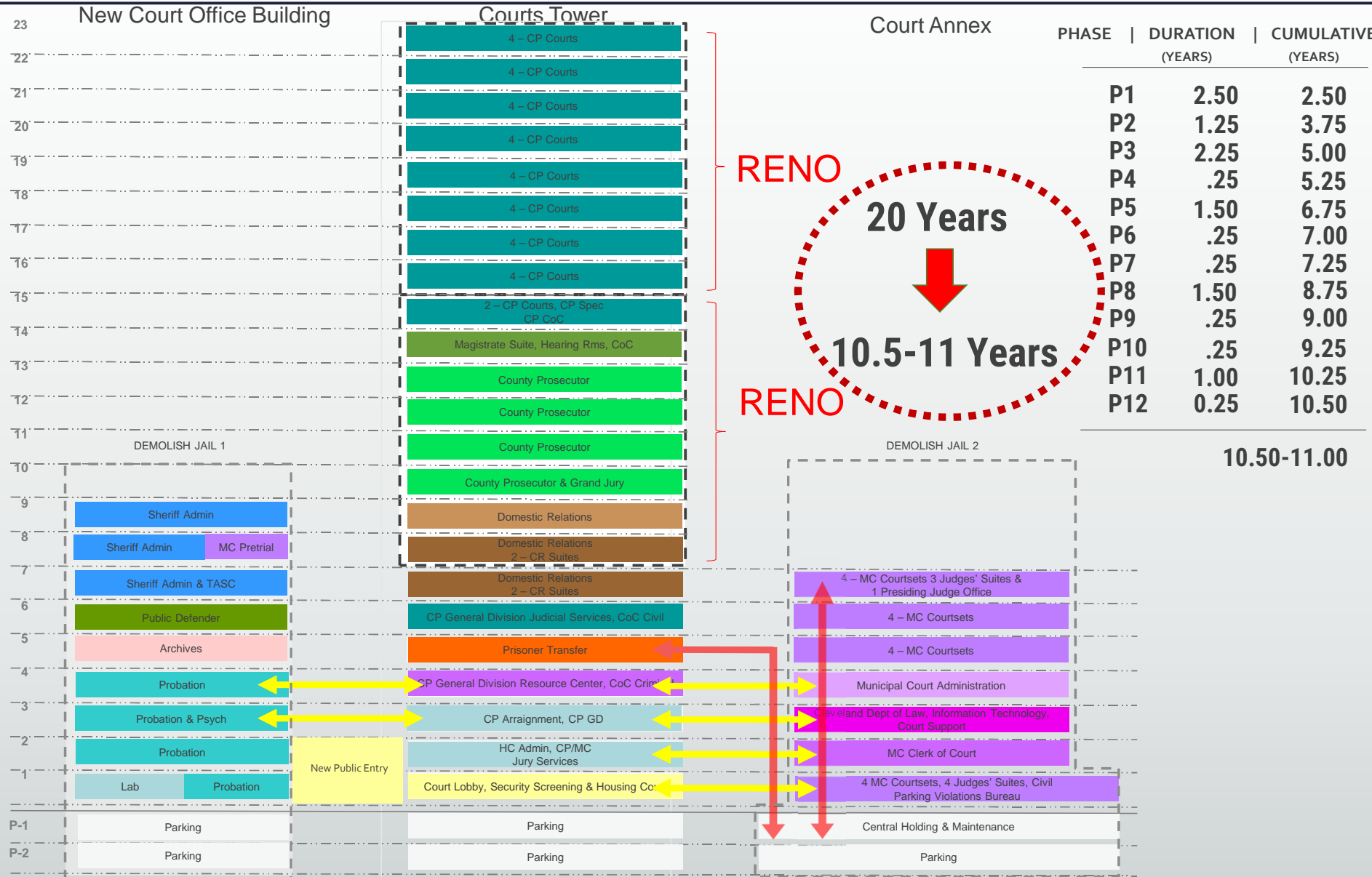
## 2a- Relocate Jail, Expand/Renovate Courts in-place



# Alternatives Analysis



# Alternatives Analysis





## 3c—New Courthouse on Urban Site (Mid-Rise) ; New Jail on Campus Site (Low-Rise)



- PHASE I**
- Acquire new site
  - 15 - 20 acres
  - Construct
    - New Jail
    - New Support

- New Urban
- City blocks
- 15 - 20 acres
- Courthouse
- Support
- Parking
- Structure

- Disposition of Existing Site

### 3c—New Courthouse on Urban Site (Mid-Rise) ; New Jail on Campus Site (Low-Rise)

#### General Alternative Deployment Assumptions:

- Test fit the new courthouse program on a site of similar size to the existing urban super-block
- Consolidation of Court and Court Support functions including Domestic Relations Division into a Judicial complex.
- Include alternatives for inclusion of Court of Appeals and Common Pleas Probate Divisions
- Develop court floor organization based on 8 courtrooms per floor
- Achieve optimal operational and functional adjacencies with high volume functions located lower in the building
- Develop massing ideas and deployment based on maintaining separate identities for specific functions
- Limit the building height (number of floors) for construction and cost efficiency
- Maintain on-site restricted parking

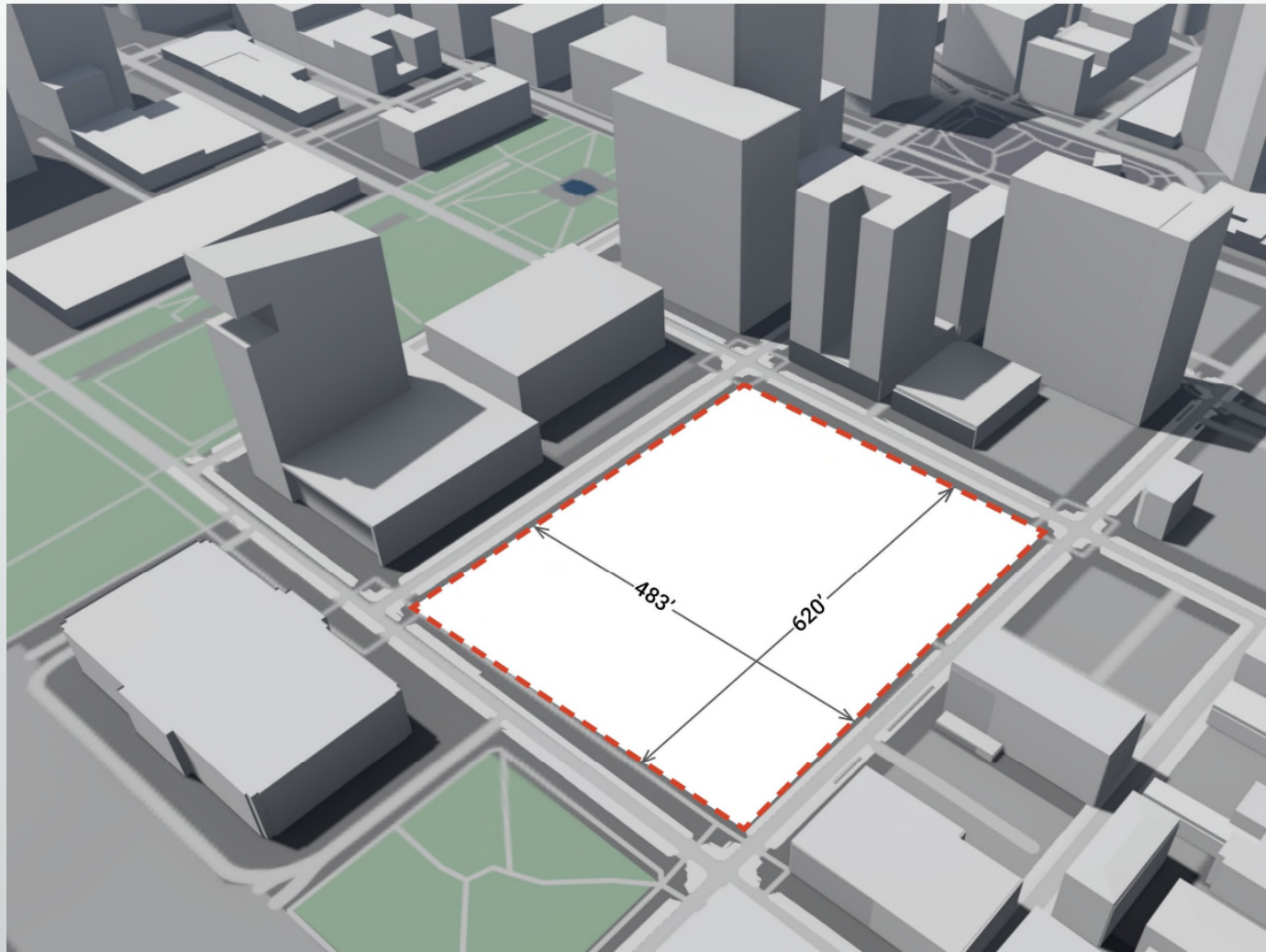
## 3c—New Courthouse on Urban Site (Mid-Rise)

### Overview:

- 2 City Blocks / ~ 7 acres
- Proximity to current Justice Center

### Site Considerations:

- Vehicle Access
- Building Footprint Area
- Site Infrastructure
- Future Flexibility
- Neighbors

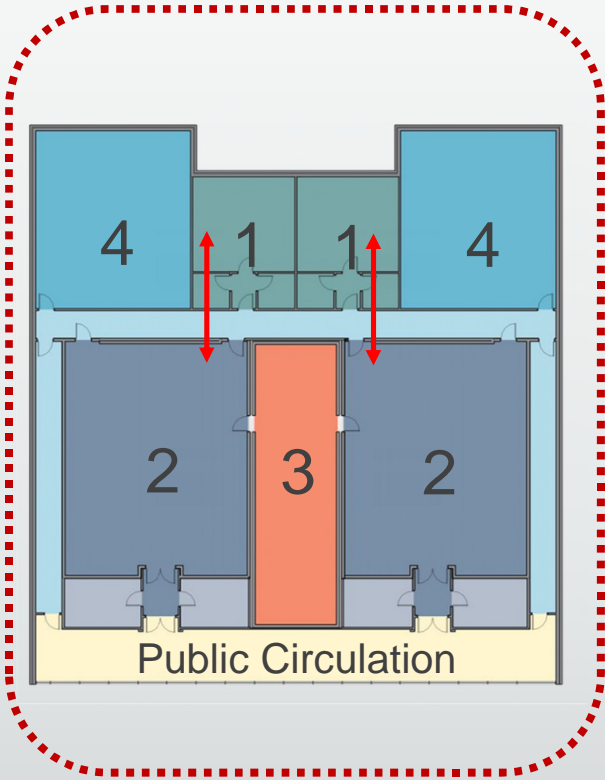
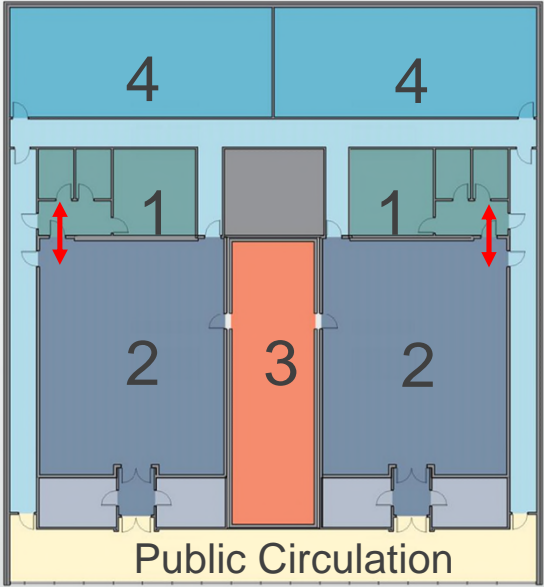
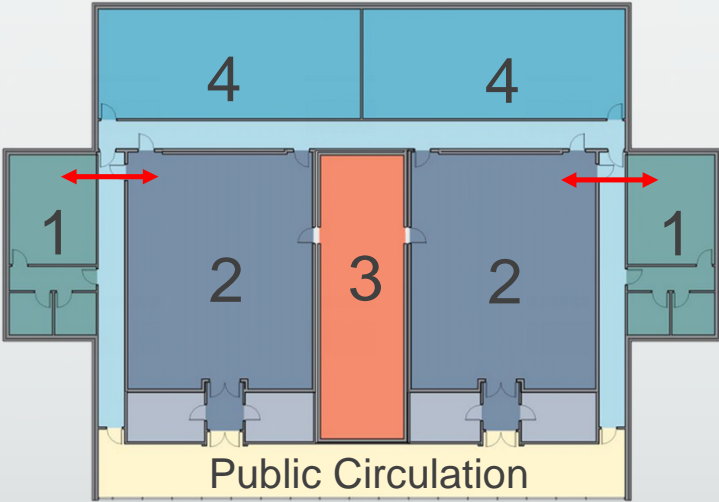


# Courthouse Planning Modules

## Court of Common Pleas – General Division

### Legend:

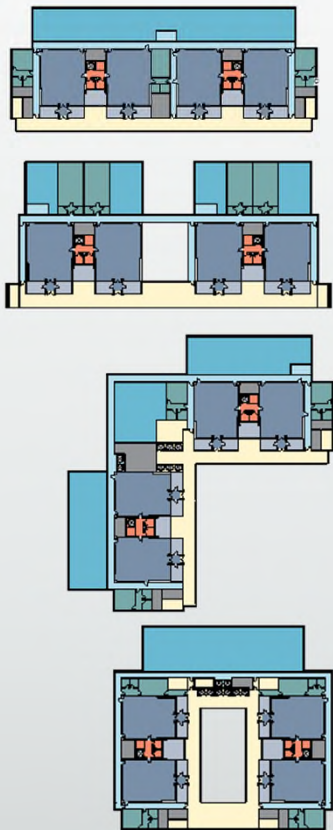
- 1 Jury Deliberation Suite
- 2 Courtroom
- 3 Holding
- 4 Judicial Chambers



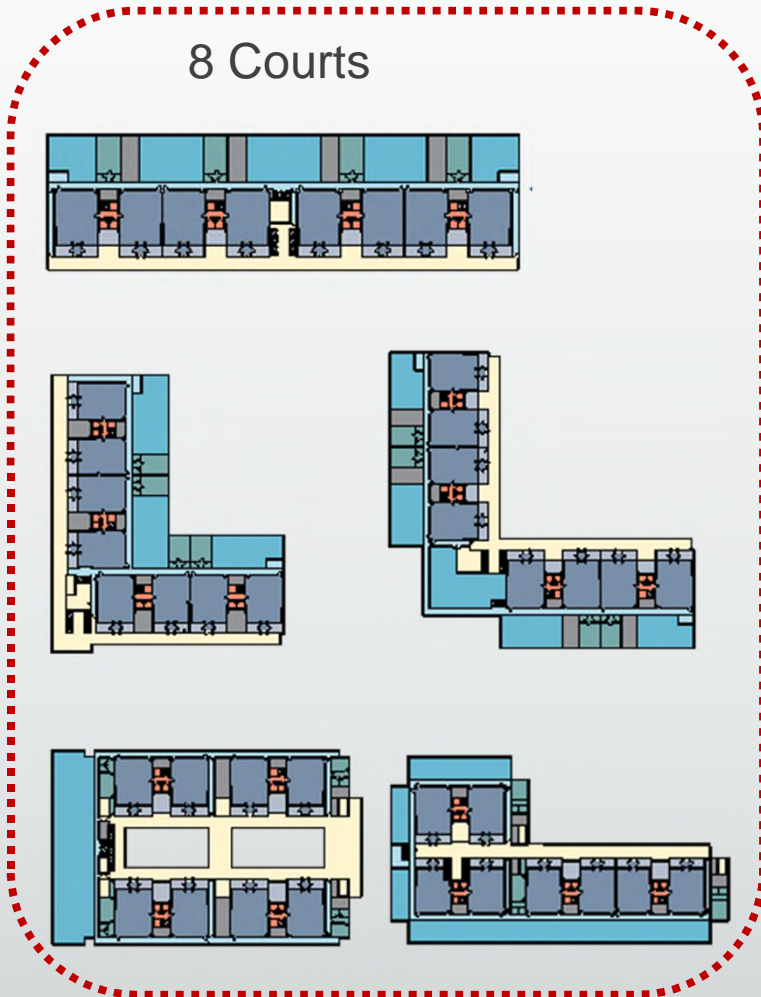
# Courthouse Planning Organization

## 3c—New Courthouse on Urban Site (Mid-Rise)

4 Courts



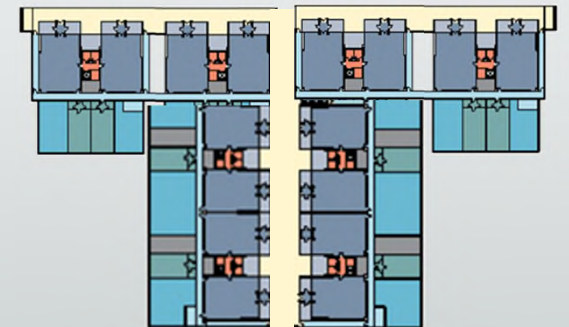
8 Courts



12 Courts

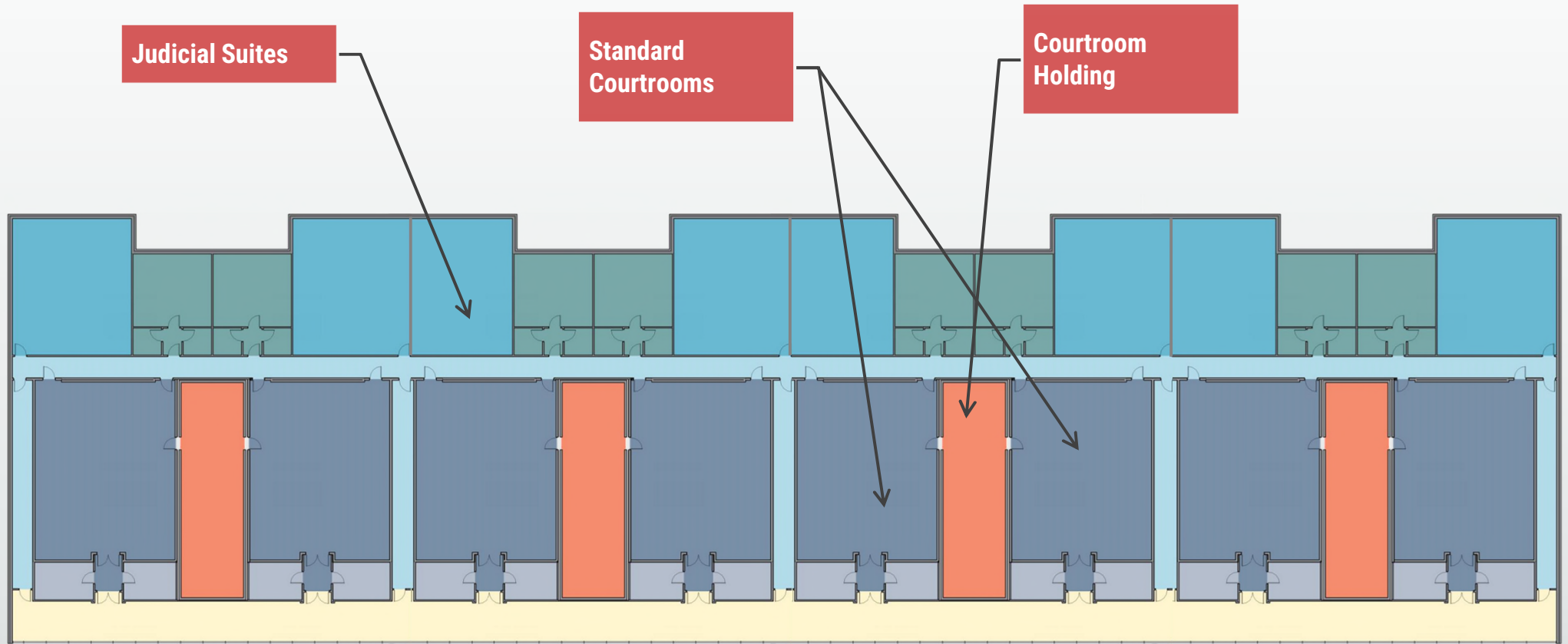


16 Courts






# Courthouse Planning Organization

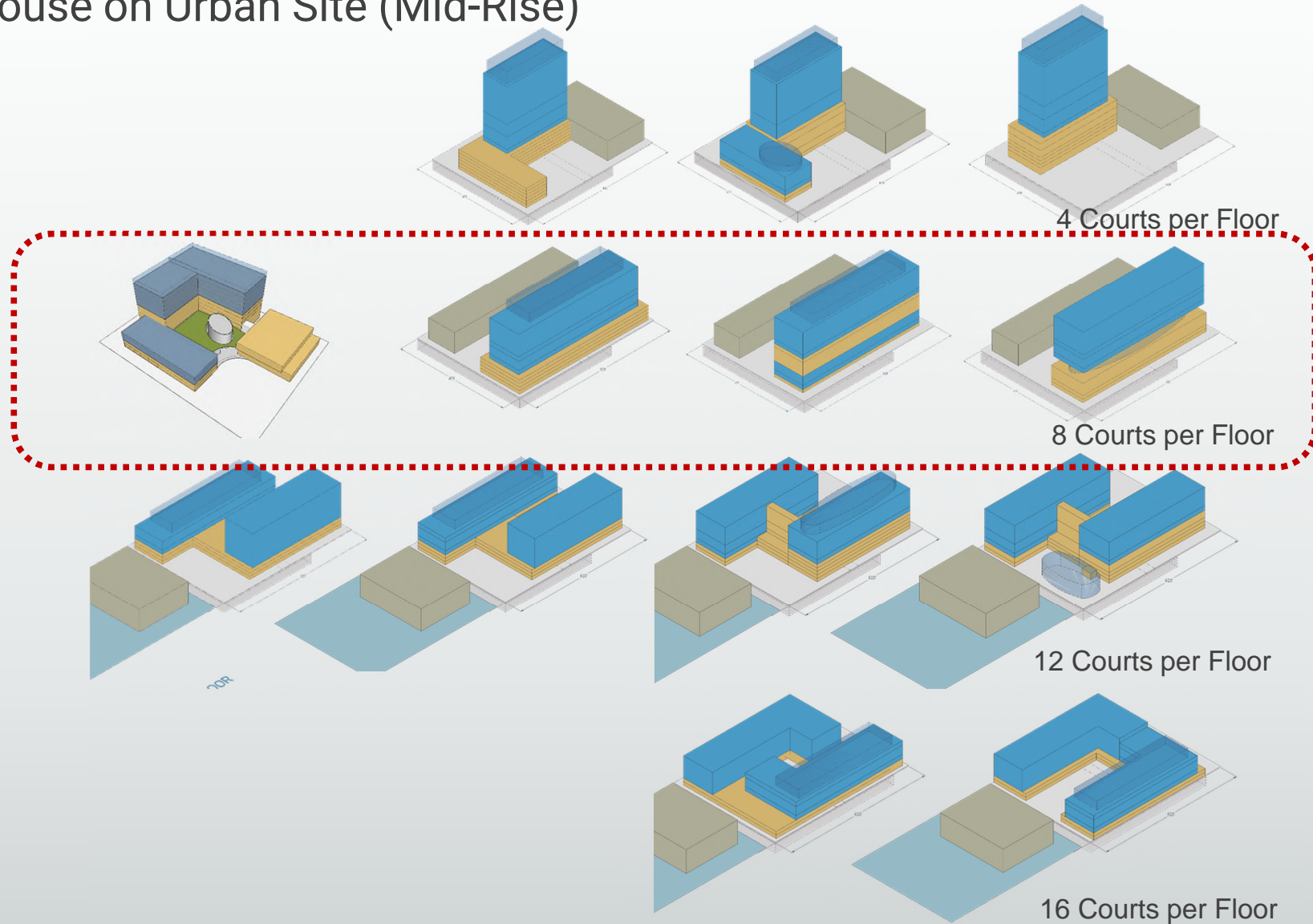
## 3c—Typical Court Floor Organization



# Courthouse Planning Organization

## 3c—New Courthouse on Urban Site (Mid-Rise)

-  Court Families
-  Office
-  Parking



### 3c–New Courthouse on Urban Site (Mid-Rise)

#### General Alternative Deployment Assumptions:

- Restricted Below Grade Parking
- Loading Dock On-grade
- Partially Raised First Floor Level
- Campus Approach = Office Building + Courthouse Building
- Entry and High-volume Access Floors Connected via Open Stair and Escalators
- Interconnecting Stairs for Related Functions Located on Multiple Floors

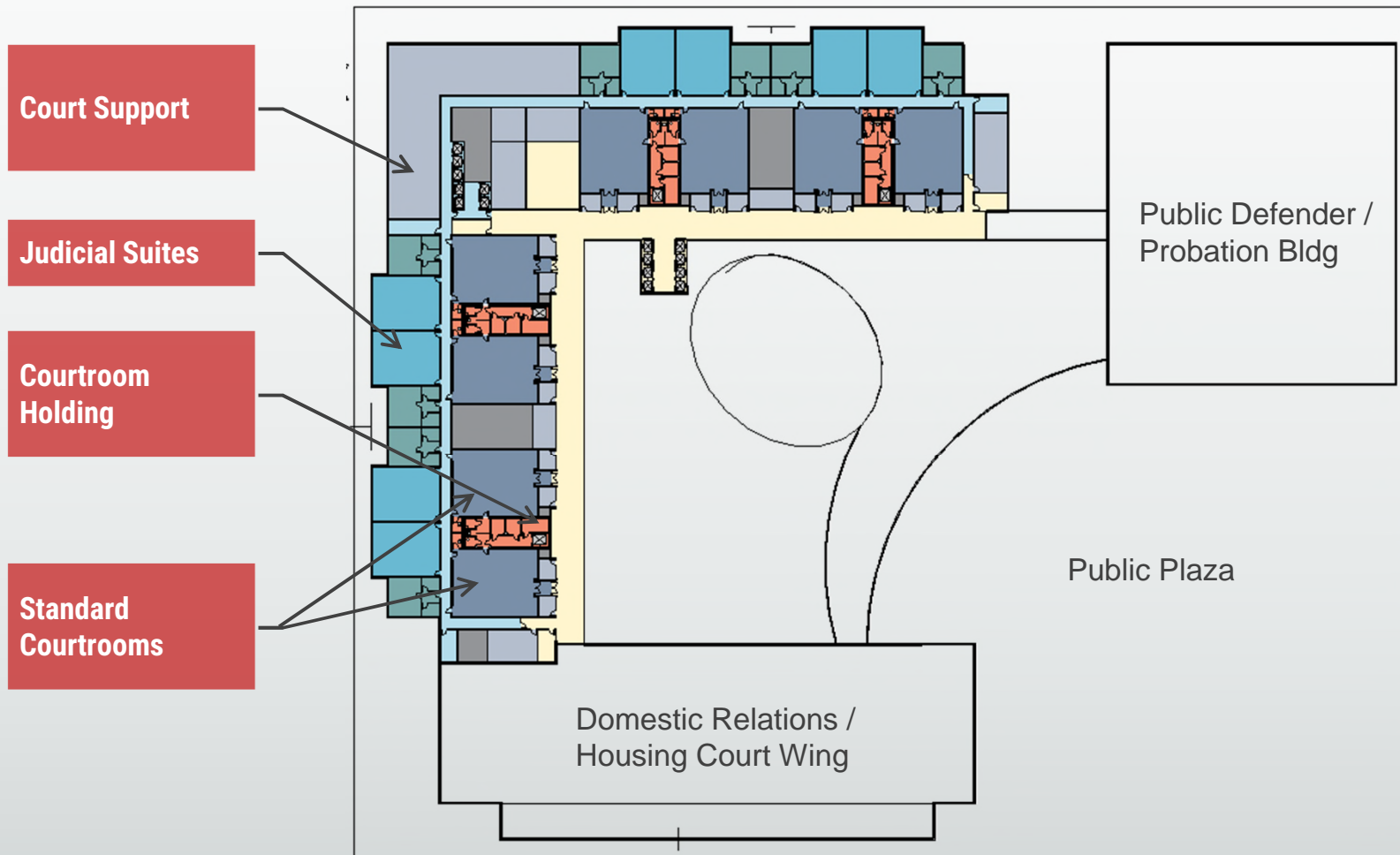
#### Agency Deployment Assumptions:

- Common Plea Domestic Relations Court – Unique Identity from Other Court Families
- Common Pleas Court Administration and Clerk of Court - Located in Proximity
- Municipal Housing Court – Evening Hours and High-Volume Public Access close to the Common Pleas Floors
- Public Defender – Separate Identity from the Court
- House Office Functions in a Wing Constructed to Office Standards



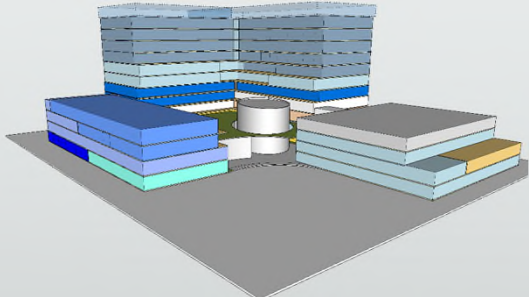
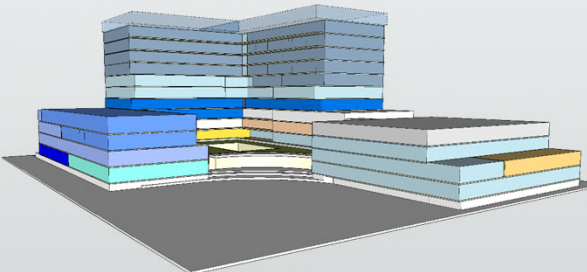
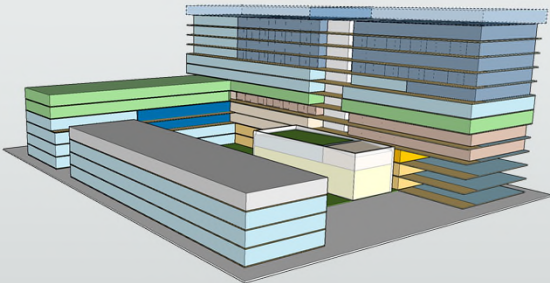
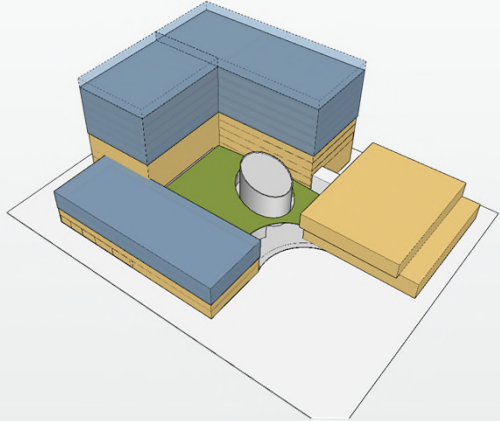
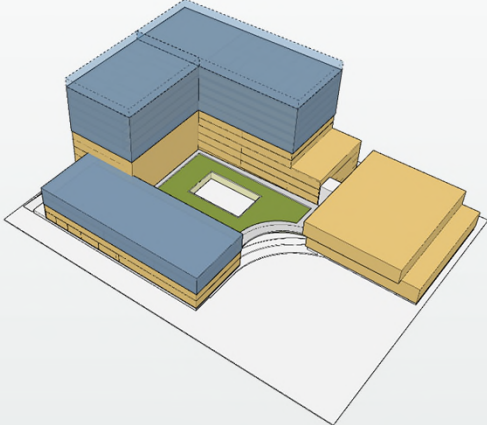
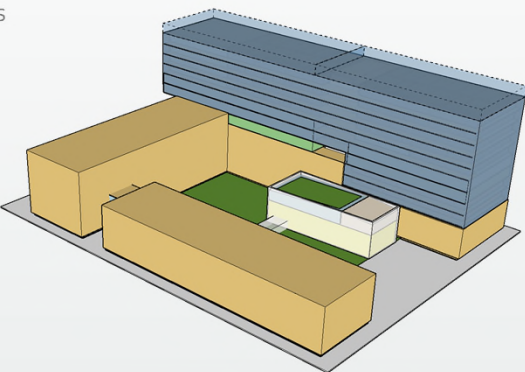
# Courthouse Planning Organization

## 3c—Typical Court Floor Organization



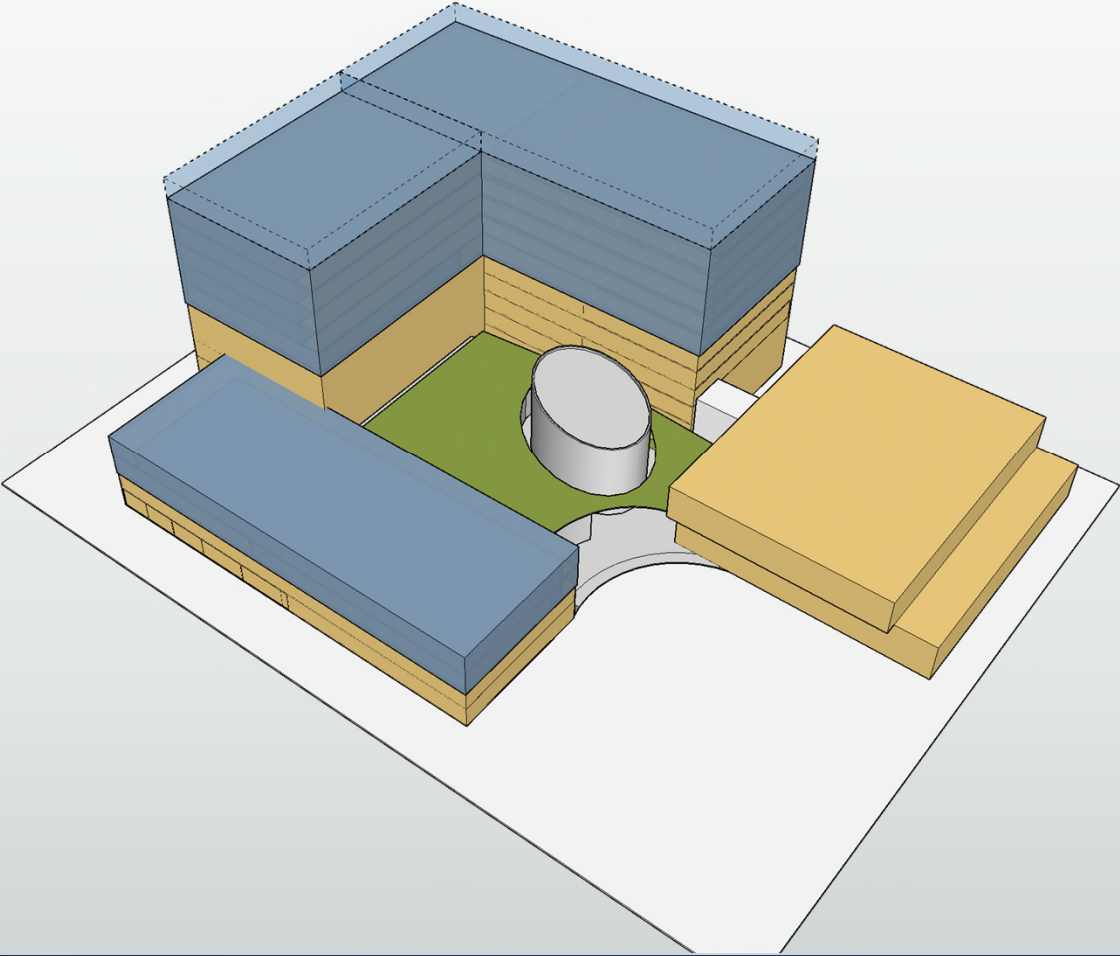
## 3c—New Courthouse on Urban Site (Mid-Rise)

- Court Families
- Office
- Parking

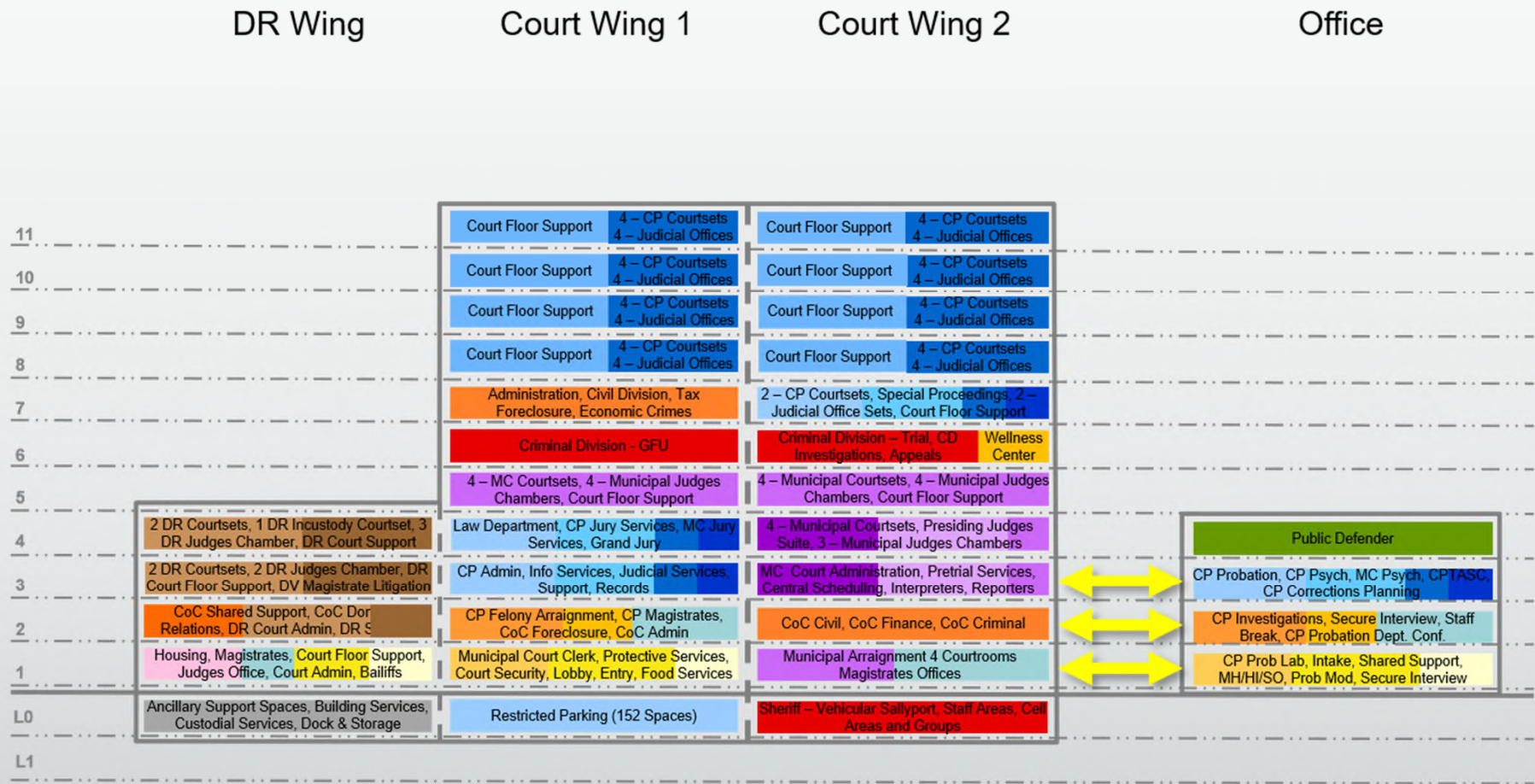


## 3c—New Courthouse on Urban Site (Mid-Rise)

- Court Families
- Office
- Parking



## 3c–New Courthouse on Urban Site (Mid-Rise)



# Alternatives Analysis

## Comparative Analysis of Alternatives

Comparative Evaluation: Justice Center Development Options		Option 2a: Relocate Jail to New Remote Site; Expand/Renovate Justice Center In-Place	Option 3c: New Courthouse on Urban Site; New Jail on Campus site
<b>Subjective Criteria</b>			
<b>Programmatic Suitability</b>			
	Program Responsiveness	Yellow	Green
	Future Expansion/Adaptation	Red	Green
	Operational Efficiency	Yellow	Green
	Flexibility (Building Footprint)	Yellow	Green
	Social Distancing (e.g. Pandemic)	Yellow	Green
	Appropriate Secure Stand-Off Distances	Green	Green
	Quality of Environment	Yellow	Green
	Appropriateness of Image	Green	Green
	Ease of Public Access	Green	Green
<b>Locational Considerations</b>			
	Access to Mass Transit	Green	Green
	Client & Attorney Access	Green	Green
	Emergency Services	Green	Green
	Parking Availability	Green	Green
	Urban Design/Impact Opportunities	Green	Green
	Economic Impact	Green	Green
<b>Developmental Impacts</b>			
	Site Availability	Green	Green
	Impediments to Development	Yellow	Green
	Construction Logistics	Yellow	Green
	Construction Impact on Operations	Yellow	Green
	Potential for Phased Development	Red	Green
	Community Support	Green	Green

<b>Key:</b>	
	Highly Responsive/Positive
	Partially Responsive/Positive
	Partially Non-Responsive/Negative
	Not Responsive/Negative

## Cost Analysis – New Construction

Construction & Project Cost Analysis Development Options Cuyahoga Justice Center			Option 2a: Relocate Jail to New Remote Site; Expand/Renovate Justice Center In-Place	Option 3c: New Courthouse on Urban Site; New Jail on Campus site
<b>New Construction</b>				
	Demolition Jail I & II		\$ 5,800,000	
	Construction (Option 2A Annex)		\$ 117,947,117	
	Construction (Option 2A PAB Replacement Office Bldg.)		\$ 75,217,725	
	Construction (Option 3c New Courthouse)			\$ 648,503,640
	Site Work		\$ 1,500,000	\$ 2,000,000
	<b>Construction Costs</b>		<b>\$ 200,464,842</b>	<b>\$ 650,503,640</b>
	<b>Project Costs</b>			
	Renovation while Occupied	0%	\$ -	\$ -
	Fees & Administration	15%	\$ 30,069,726	\$ 97,575,546
	Site Acquisition		N/A	TBD
	FFE	5.0%	\$ 10,023,242	\$ 32,525,182
	Contingency New Construction	5%	\$ 11,526,728	\$ 37,403,959
	Escalation (Compounded)	5%	\$ 54,325,794	\$ 83,845,854
	<b>Subtotal Project Costs</b>		<b>\$ 105,945,490</b>	<b>\$ 167,504,687</b>
	<b>TOTAL PROJECT COST - New Construction</b>		<b>\$ 306,410,332</b>	<b>\$ 818,008,327</b>

# Baseline State-of-Good Repair for Cost Comparative Analysis

Level of investment would be required to return the Court Tower a 20-30 yr. life cycle:

## ▪ Detailed Facility Assessment Completed in 2014

- Courts Tower required investment
- Atrium required investment
- PAB required investment
- Total cost of renovations estimated at
- **Current escalated cost at 6%/annum**

## ▪ Additional Cost Considerations

- Technology Update
- American With Disabilities Act/Building Code Requirements
- More extensive upgrade of Mechanical system re: COVID-19
- Functional Renovations
- Adaptive Use of PAB
- HazMAT (if present)
- Cost impact of renovating while occupied 15% - 25% (say 20%)
- Project Costs Contingencies, Fees etc. 30% - 35% (say 32.5%%)
- **Total Additional Cost Considerations**

### Facility Assessment 2014

= 56% of present value  
 = 23% of present value  
 = 72% of present value  
 = \$ 162.24 M in 2014\$  
**= \$230.14 M**

= TBD+  
 = TBD+  
 = TBD+  
 = TBD+  
 = TBD+  
 = TBD+  
 = TBD+  
 = \$ 46.0 M +  
 = \$ 89.75 M+  
**= \$ 135.75 M+**

**= \$365.89 M+**

### Unsubstantiated Independent Estimate

( \$100.0M)  
**(\$150.4) M**

(\$30.08M)  
 (\$58.66M)  
**(\$88.74M)**

**(\$239.14M)**

## ▪ Total Cost “State of Good Repair”

# Comparable Example – The Portland Building

*A similar story – Need for a major upgrade to extend the life-cycle another 50 years*

- Constructed 1980-82, 15 Story Office Building
- 320,000 DGSF, 400,000 BGSF, Cost \$29M
- 2020 Complete Renovation/Restoration
  - Exterior Skin
  - Roof
  - MEP Systems
  - Interior Renovation
- Project Cost \$175M  
6 x original construction cost



Original exterior circa 1983 (Steve Morgan - usage rights pending)



Pre-renovation exterior (Sally Painter)



Utilized curtain wall installation 2019 (Sally Painter)



Renovated exterior 2020 (James Ewing/JBSA)



## Cost Analysis

Construction & Project Cost Analysis Development Options Cuyahoga Justice Center			Option 2a: Relocate Jail to New Remote Site; Expand/Renovate Justice Center In-Place	Option 3c: New Courthouse on Urban Site; New Jail on Campus site
<b>Renovations</b>				
	Temporary Sallyport/Holding		\$ 365,925	
	Shell & Core Building Upgrades		\$ 230,140,000	
	Renovate Floors 16-23		\$ 69,136,800	
	Renovate Floors 8-15		\$ 69,136,800	
	Renovate Floors 1-7		\$ 60,384,900	
	Site Development		\$ 400,000	
	<b>Construction Costs</b>		<b>\$ 429,564,425</b>	
	<b>Project Costs</b>			
	Renovation while Occupied	20%	\$ 85,912,885	
	Fees & Administration	15%	\$ 64,434,664	
	FFE	5.0%	\$ 21,478,221	
	Contingency Renovations	15%	\$ 90,208,529	
	Escalation (Compounded)	5%	\$ 204,530,184	
	<b>Subtotal Project Costs</b>		<b>\$ 466,564,483</b>	
<b>TOTAL PROJECT COST - Renovations</b>			<b>\$ 896,128,908</b>	<b>\$ -</b>
<b>TOTAL PROJECT COST FOR OPTION</b>			<b>\$ 1,202,539,240</b>	<b>\$ 818,008,327</b>

# Alternatives Analysis

## Comparative Analysis of Alternatives

Comparative Evaluation: Justice Center Development Options		Option 2a: Relocate Jail to New Remote Site; Expand/Renovate Justice Center In-Place	Option 3c: New Courthouse on Urban Site; New Jail on Campus site
<b>Objective Criteria</b>			
<b>Construction Costs (\$M)</b>			
	New Construction	\$ 200.46	\$ 650.50
	Renovations	\$ 429.57	\$ -
	<b>Subtotal Construction Cost</b>	<b>\$ 630.03</b>	<b>\$ 650.50</b>
<b>Project Costs (\$M)</b>			
	New Construction	\$ 105.95	\$ 167.50
	Renovations	\$ 466.56	\$ -
	<b>Subtotal Project Costs</b>	<b>\$ 572.51</b>	<b>\$ 167.50</b>
	<b>TOTAL PROJECT COSTS</b>	<b>\$ 1,202.54</b>	<b>\$ 818.00</b>
<b>Option Parking Garage</b>			
	Construction	\$ 33.12	\$ 33.12
	Project Costs	\$ 20.47	\$ 10.97
	<b>Subtotal Optional Parking Garage</b>	<b>\$ 53.59</b>	<b>\$ 44.09</b>
	<b>TOTAL PROJECT COSTS w/Parking Garage</b>	<b>\$ 1,256.13</b>	<b>\$ 862.09</b>
<b>Time To Occupancy/Completion</b>			
	Total Project Development Time (yrs.)	<b>11yrs</b>	<b>4 Years</b>
	Time to Partial Occupancy	<b>7 years</b>	<b>4 Years</b>
<b>Operational Cost Impact</b>			
	Impact on Operational Costs Courts		

Key:	
	Highly Responsive/Positive
	Partially Responsive/Positive
	Partially Non-Responsive/Negative
	Not Responsive/Negative



# Cuyahoga County Justice Center Master Plan and Program

Old Courthouse Alternative

Court of Appeals & Court of  
Common Pleas Probate Division



Westlake  
Reed  
Leskosky

In Association With:



# Alternatives Analysis - CP Probate Division and Court of Appeals

## Court of Appeals and Probate Division Program Summaries

### Court of Appeals

Space		Component	Unit	Existing Need		
Comp	Unit code	Description	DGSF	Staff	Qty	DGSF
<b>112.1</b>	<b>Judiciary</b>					
	0.1	Courtrooms	9,551		1	9,551
	0.2	Judges Chamber Sets	15,520	48	1	15,520
	0.3	Court Floor support				
<b>Sub-total</b>				<b>48</b>		<b>25,071</b>
<b>112.2</b>	<b>Court Administration</b>					
	0.1	Court Administration	4,433	11	1	4,433
	0.2	Mediation	1,355	2	1	1,355
	0.3	Staff Attorneys	959	4	1	959
	0.4	Court of Appeals Clerk	3,339			3,339
<b>Sub-total</b>				<b>17</b>		<b>10,086</b>
<b>Total Staff</b>				<b>65</b>		
<b>Total Departmental Gross Square Feet (DGSF)</b>						<b>35,157</b>

### Probate Court

Space		Component	Unit	Existing Need		
Unit	Sp.	Description	NSF	Staff	Qty	DGSF
<b>113</b>	<b>Summary</b>					
	113.1	Judicial		8		8,951
	113.2	Wills, Estates, Trusts - Front Office		8		6,369
	113.3	Adoptions/Guardianships		12		4,984
	113.4	Psychiatric		5		2,994
	113.5	Accounts and Inventories		11		4,693
	113.6	Clerk		30		12,783
	113.7	Support		5		5,260
<b>Total Staff</b>				<b>79</b>		
<b>Total Departmental Gross Square Feet DGSF)</b>						<b>46,034</b>

	Departmental Area	
	Existing	Proposed
<b>Court of Appeals</b>	19,319*	35,157
<b>Probate Court</b>	31,604*	46,034

# Alternatives Analysis - CP Probate Division and Court of Appeals

## Locational Alternatives - Court Of Appeals and Probate Divisions:

- I - Both Court of Appeals and Probate to Expand in Place | Renovation and Reuse of Historic Courthouse - Vacate Lower Level  
(55,665 DGSF Vacated Space)  
*\*Alternative blocking and stacking will allow for lower floors to be vacated for other uses at increased cost.*
- II - Probate Relocates to New or Renovated CJC | Court of Appeals to Expand in Place | Renovation and Reuse of Historic Courthouse  
(102,592 DGSF Vacated Space)  
*\*Alternative blocking and stacking will allow for lower floors to be vacated for other uses at increased cost.*
- III - Both Court of Appeals and Probate Divisions Relocate to New or Renovated CJC  
(144,098 DGSF Vacated Space)

# Alternatives Analysis - CP Probate Division and Court of Appeals

Historic Court Physical Condition & Reno. Cost to meet 20-30 yr life cycle:

## ▪ Facility Core and Shell Construction Costs

- Total cost of limited core and shell renovations estimated – 2015 = \$23.6 M
- County Expenditures since 2015 = \$ 8.3 M
- Remaining core & shell renovations = \$ 15.3 M
- Updated Estimate full core & shell renovation to “State of Good Repair” = \$33.5 M

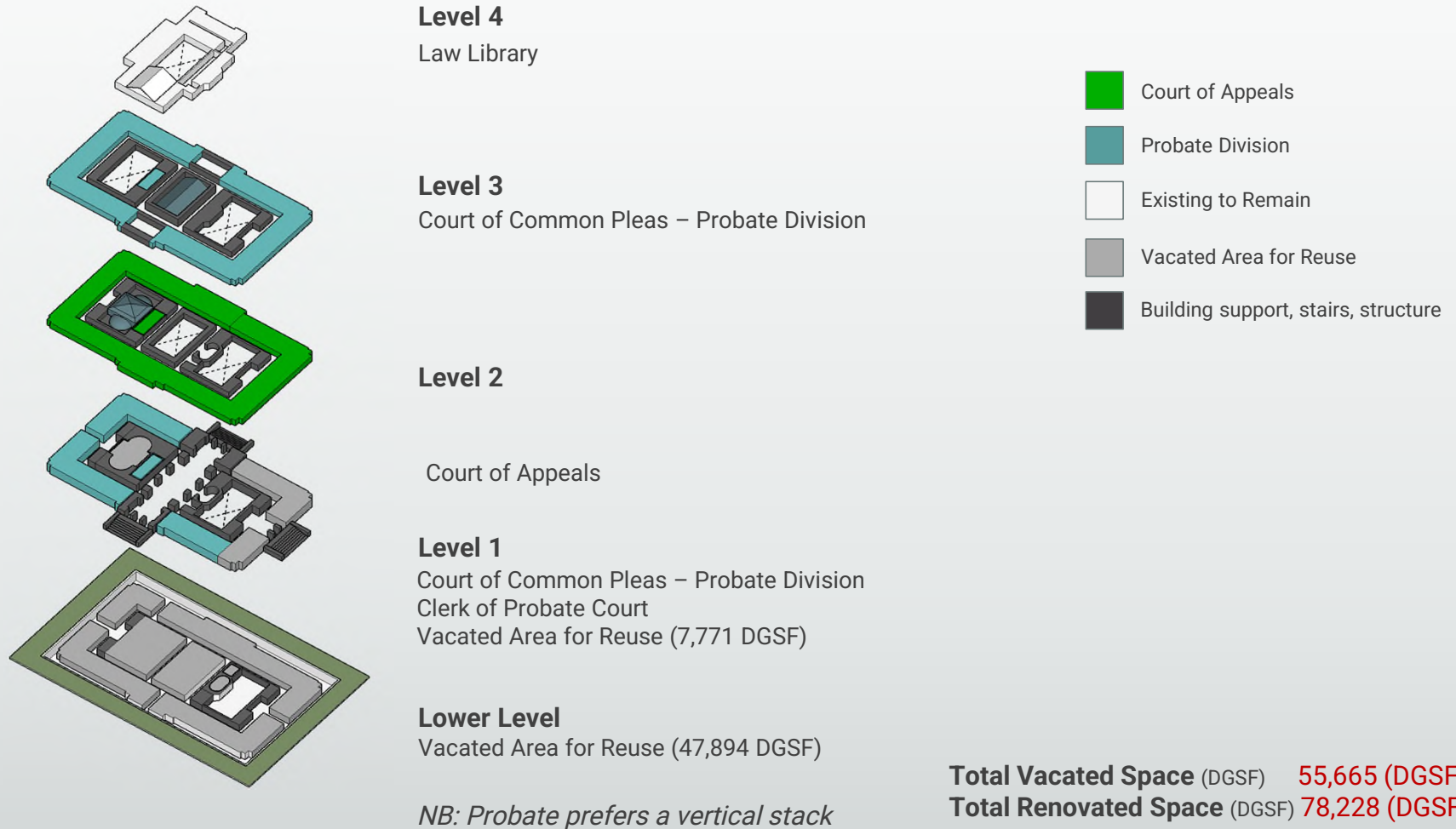
## ▪ Interior Functional Renovation Cost Considerations

- Technology Update = Included in Updated Estimate
- American With Disabilities Act/Building Code Requirements (Agency Space) = Included in Updated Estimate
- More extensive upgrade of Mechanical system re: COVID-19 = Included in Updated Estimate
- HazMAT (if present) = Included in Updated Estimate
- Functional Renovations – Court of Appeals = (Estimated Separately for comparative analysis)
- Functional Renovations – Probate = (Estimated Separately for comparative analysis)
- Cost impact of renovating while occupied 15% - 25% (say 20%) = \$ 13.1 M +/-
- Project Costs Contingencies, Fees etc. 30% - 35% (say 32.5%%) = \$ 25.4 M +/-
- Total Additional Cost Considerations = \$ 38.5 M+/-

**▪ Total Probable Project Cost Shell & Core Renovations = \$72.0 M+/- (2021 \$)**

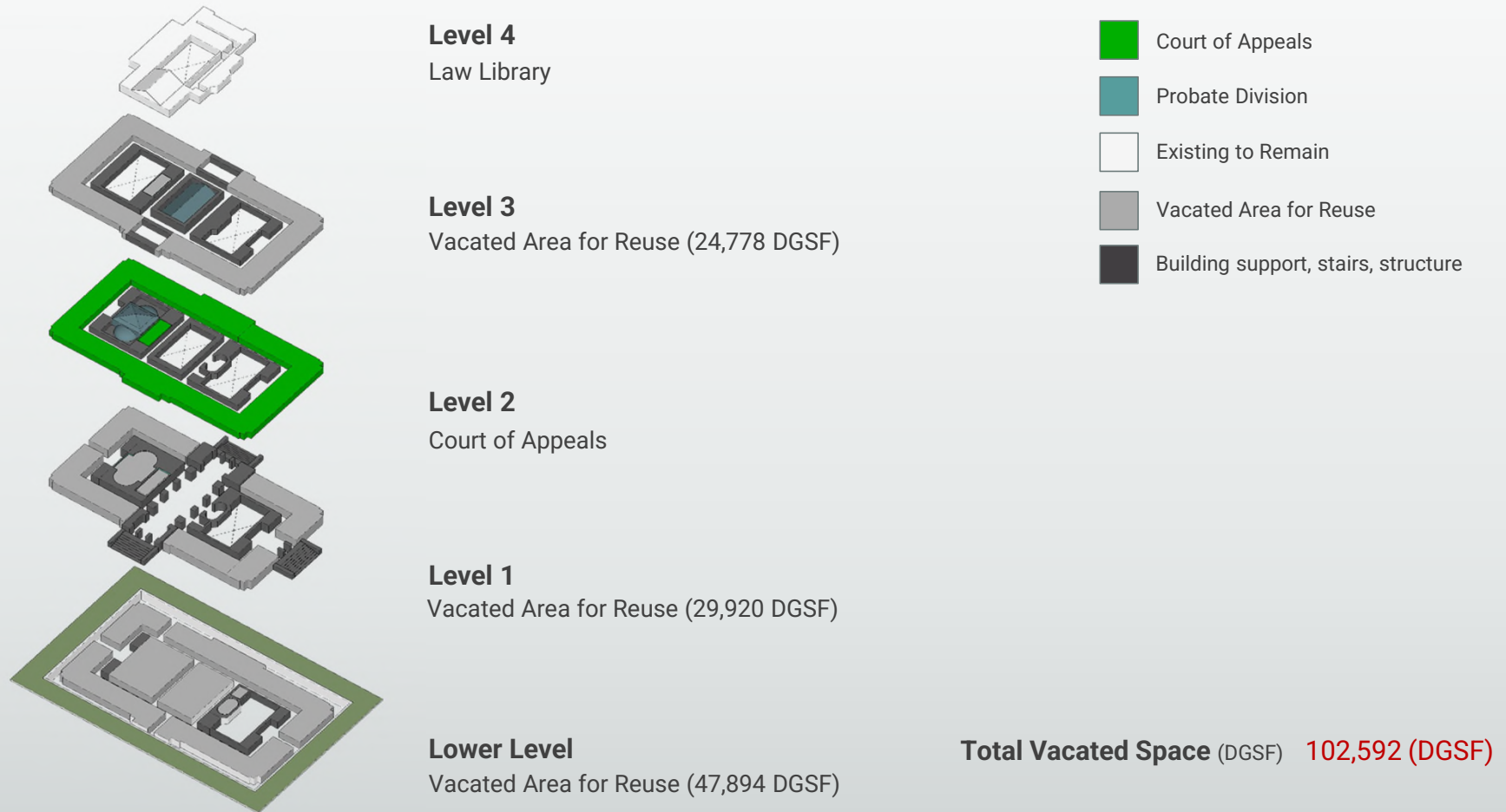
# Alternatives Analysis - CP Probate Division and Court of Appeals

## I - Both Court of Appeals and Probate to Expand in Place | Renovation and Reuse of Historic Courthouse



# Alternatives Analysis - CP Probate Division and Court of Appeals

## II - Probate Relocates to New or Renovated CJC | Court of Appeals to Expand in Place

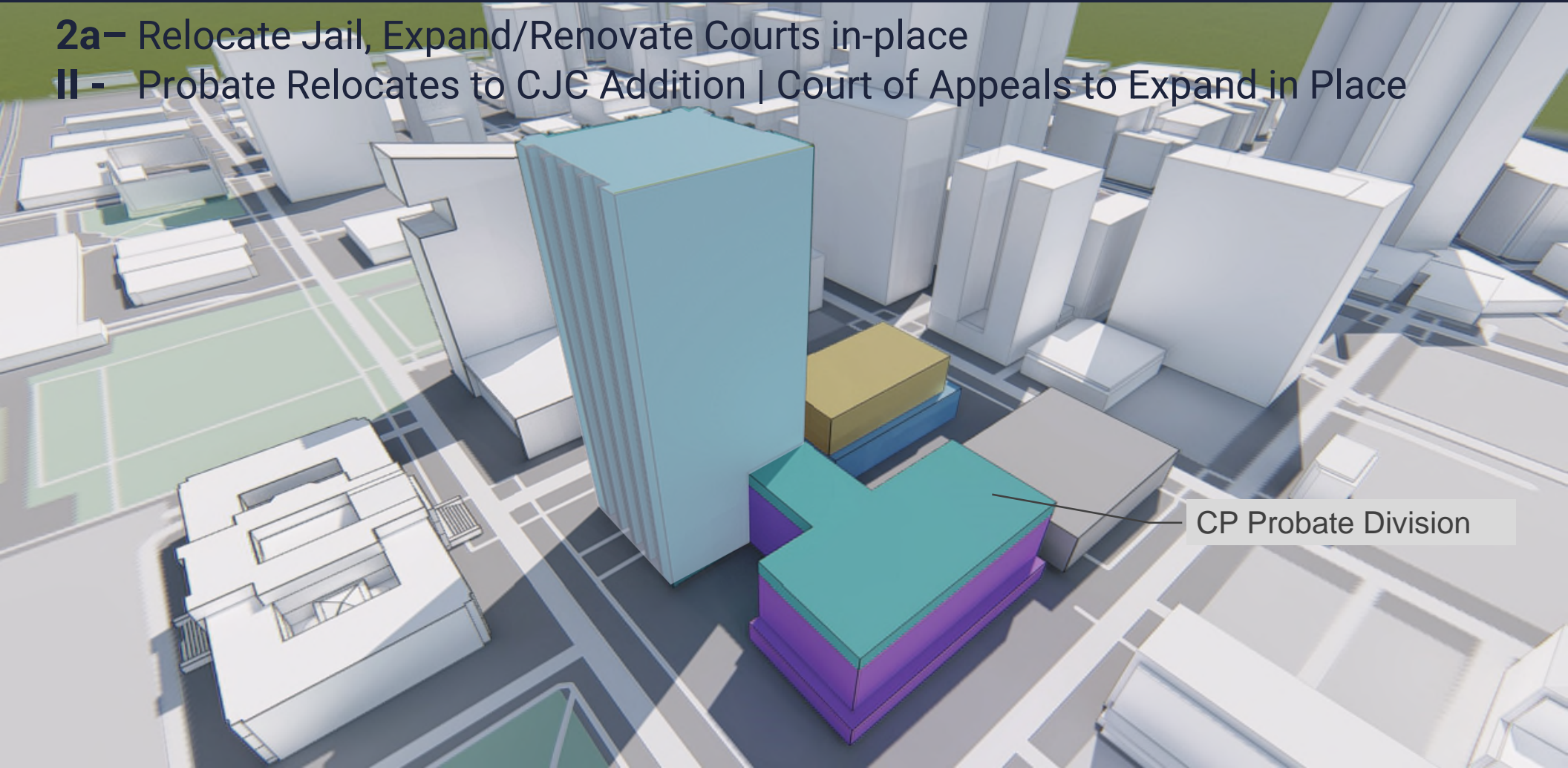




# Alternatives Analysis - CP Probate Division and Court of Appeals

2a- Relocate Jail, Expand/Renovate Courts in-place

II - Probate Relocates to CJC Addition | Court of Appeals to Expand in Place



CP Probate Division

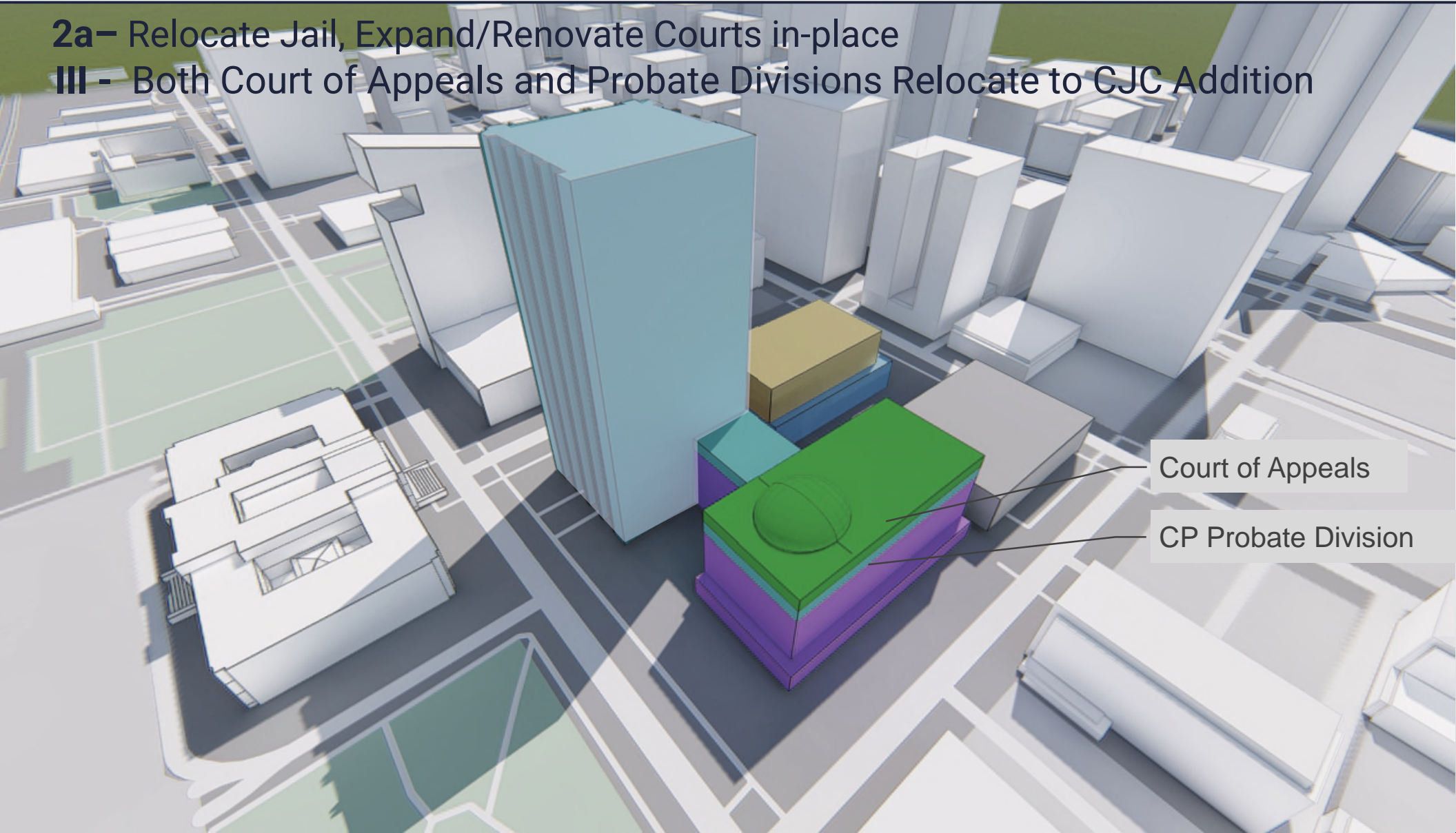
Court of Common Pleas - Probate Division

Dept Area (DGSF) /	Bldg Gross Area (BGSF)
46,034 DGSF	58,885 BGSF

## Alternatives Analysis - CP Probate Division and Court of Appeals

2a- Relocate Jail, Expand/Renovate Courts in-place

III - Both Court of Appeals and Probate Divisions Relocate to CJC Addition



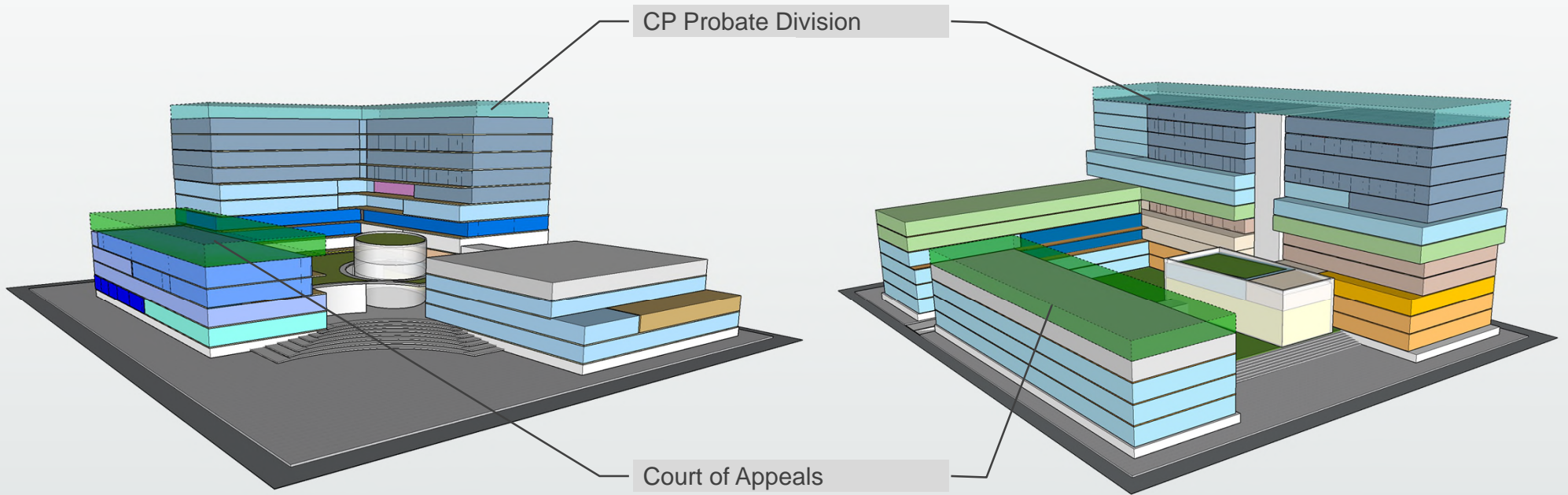
Court of Appeals

CP Probate Division

# Alternatives Analysis - CP Probate Division and Court of Appeals

## 3c—New Courthouse on Urban Site (Mid-Rise)

### III - Both Court of Appeals and Probate Divisions Relocate to Courthouse



	Dept. Area (DGSF)	Building Gross Area (BGSF)
<b>Court of Appeals</b>	35,157	47,707
<b>Court of Common Pleas-Probate Division</b>	46,034	58,885
	<b>81,191</b>	<b>106,592</b>

# Alternatives Analysis - CP Probate Division and Court of Appeals

## Comparative Analysis - Subjective Criteria

Comparative Evaluation: Probate & Court of Appeals Development Options	Option I: Expansion In-Place in Historic Courthouse	Option II: Probate Relocated to CJC; Court of Appeals Expansion in Place		Option III: Probate & Court of Appeals Relocate to Expanded/Renovated or New Justice Center	
		2a Expand & Renovate CJC in-Place	3c New CJC on Urban Site	2a Expand & Renovate in-Place	3c New Courthouse on Urban Site
	Subjective Criteria				
<b>Programmatic Suitability</b>					
Program Responsiveness					
Access Control, Security Separation of Circulation					
Operational Efficiency					
Flexibility (Building Footprint)					
Appropriate Secure Stand-Off Distances					
Quality of Environment					
Appropriateness of Image					
Ease of Public Access					
<b>Locational Considerations</b>					
Access to Mass Transit					
Client & Attorney Access					
Emergency Services					
Parking Availability					
Neighborhood Compatibility					
Economic Impact					
<b>Developmental Impacts</b>					
Site Availability					
Impediments to Development					
Construction Logistics					
Construction Impact on Operations					
Base or Separate Project	<b>Separate</b>	<b>Base &amp; Separate</b>	<b>Base &amp; Separate</b>	<b>Base</b>	<b>Base</b>

<b>Key:</b>	Highly Responsive/Positive
	Partially Responsive/Positive
	Partially Non-Responsive/Negative
	Not Responsive/Negative

# Alternatives Analysis - CP Probate Division and Court of Appeals

## Comparative Cost Analysis

Construction & Project Cost Analysis Probate & Court of Appeals Development Options			Option I: Expansion In-Place in Historic Courthouse	Option II: Probate Relocated to CJC; Court of Appeals Expansion in Place	Option III: Probate & Court of Appeals Relocate to CJC
<b>Core &amp; Shell</b>					
Construction Costs			\$ 38,500,000	\$ 38,500,000	Included in Fit-Out
<b>Project Costs</b>					
Renovation while Occupied			0%	Included Above	Included Above
Fees & Administration			15%	\$ 5,775,000	\$ 5,775,000
Site Acquisition				\$ -	\$ -
Contingency Renovations			15%	\$ 6,641,250	\$ 6,641,250
Subtotal Project Costs			\$ 12,416,250	\$ 12,416,250	Included in Fit-Out
<b>TOTAL PROJECT COST - SHELL &amp; CORE</b>			<b>\$ 50,916,250</b>	<b>\$ 50,916,250</b>	<b>Included in Fit-Out</b>
<b>Probate Fit-Out/Spatial Reorganization</b>					
Construction Costs			\$ 8,589,900	\$ 30,356,915	\$ 30,356,915
<b>Project Costs</b>					
Fees & Administration			15%	\$ 1,288,485	\$ 4,553,537
Site Acquisition					
FFE			2.5%	\$ 214,748	\$ 758,923
Contingency - New Construction			5%	\$ 1,783,469	\$ 1,783,469
Contingency Renovations			15%	\$ 1,513,970	
Subtotal Project Costs			\$ 3,017,202	\$ 7,095,929	\$ 7,095,929
<b>TOTAL PROJECT COST - PROBATE FIT-OUT</b>			<b>\$ 11,607,102</b>	<b>\$ 37,452,844</b>	<b>\$ 37,452,844</b>
<b>Court of Appeals Fit-Out/Spatial Reorganization</b>					
Construction Costs			\$ 6,013,040	\$ 6,013,040	\$ 24,656,886
<b>Project Costs</b>					
Fees & Administration			15%	\$ 901,956	\$ 3,698,533
Site Acquisition					
FFE			2.5%	\$ 150,326	\$ 616,422
Contingency - New Construction			5%		\$ 1,448,592
Contingency Renovations			15%	\$ 1,059,798	\$ 1,059,798
Subtotal Project Costs			\$ 2,112,080	\$ 2,112,080	\$ 5,763,547
<b>TOTAL PROJECT COST - COURT OF APPEALS FIT-OUT</b>			<b>\$ 8,125,120</b>	<b>\$ 8,125,120</b>	<b>\$ 30,420,433</b>
<b>TOTAL PROJECT COST FOR OPTION</b>			<b>\$ 70,648,473</b>	<b>\$ 96,494,214</b>	<b>\$ 67,873,277</b>

# Alternatives Analysis - CP Probate Division and Court of Appeals

## Comparative Analysis - Objective Criteria

Comparative Evaluation: Probate & Court of Appeals Development Options	Option I: Expansion In-Place in Historic Courthouse	Option II: Probate Relocated to CJC; Court of Appeals Expansion in Place		Option III: Probate & Court of Appeals Relocate to Expanded/Renovated or New Justice Center	
		2a Expand & Renovate CJC in- Place	3c New CJC on Urban Site	2a Expand & Renovate in-Place	3c New Courthouse on Urban Site
<b>Objective Criteria</b>					
<b>Construction Costs (\$M)</b>					
Core & Shell (Today's Dollars)	\$ 38.50	\$ 38.50	\$ 38.50	(Incl. below)	(Incl. below)
Probate (Today's Dollars)	\$ 8.60	\$ 30.41	\$ 30.41	\$ 30.41	\$ 30.41
Court of Appeals (Today's Dollars)	\$ 6.01	\$ 6.01	\$ 6.01	\$ 24.71	\$ 24.71
<b>Total Construction Costs</b>	<b>\$ 53.11</b>			<b>\$ 55.12</b>	<b>\$ 55.12</b>
<b>Project Costs (\$M)</b>					
Core & Shell (Today's Dollars)	\$ 12.40	\$ 12.40	\$ 12.40	(Incl. below)	(Incl. below)
Probate (Today's Dollars)	\$ 3.02	\$ 7.10	\$ 7.10	\$ 7.10	\$ 7.10
Court of Appeals (Today's Dollars)	\$ 2.11	\$ 2.11	\$ 2.11	\$ 5.76	\$ 5.76
Potential Site Acquisition Cost	\$ -	TBD	TBD	TBD	TBD
<b>Total Project Costs</b>	<b>\$ 17.53</b>			<b>\$ 12.86</b>	<b>\$ 12.86</b>
<b>TOTAL CONSTRUCTION + PROJECT COSTS</b>	<b>\$ 70.64</b>	<b>\$ 96.53</b>	<b>\$ 96.53</b>	<b>\$ 67.98</b>	<b>\$ 67.98</b>
<b>Time To Occupancy/Completion</b>					
Earliest Time to Occupancy - Probate (yrs.)	7 - 14 Yrs.*	7 yrs**	4 yrs****	7 yrs***	4 yrs****
Earliest Time to Occupancy - Court of Appeals (yrs.)	7 - 14 Yrs.*	14 Yrs*	7 yrs***	7 yrs***	4 yrs****
<b>Key:</b>					
Highly Responsive/Positive	*Assumes that Historic Courthouse Renovation sequentially follows New CJC or Renovation/Expansion of CJC; after construction of New Jail				
Partially Responsive/Positive	** Part of New Annex, assumes that project does not start until new jail complet				
Partially Non-Responsive/Negative	***Assumes that Historic Courthouse Renovation sequentially follows construction of new CJC on New Site				
Not Responsive/Negative	**** New CJC on New site				

# Range of Area Requirements & Costs

	Annex + Renovation			New Construction		
	Area	Construction Cost	Total Project Cost	Area	Construction Cost	Total Project Cost
Justice Center	1,321,769	\$ 630,029,267	\$ 1,202,539,240	1,240,346	\$ 650,503,640	\$ 818,008,327
Probate & Court of Appeals	101,559	\$ 53,102,940	\$ 70,648,473	106,592	\$ 55,013,801	\$ 67,873,277
Site Acquisition	N/A	N/A	N/A	TBD	TBD	TBD
<b>Area &amp; Cost Range</b>	<b>1,423,328</b>	<b>\$ 683,132,207</b>	<b>\$ 1,273,187,713</b>	<b>1,346,938</b>	<b>\$ 705,517,441</b>	<b>\$ 885,881,604</b>

	Construction Cost	Project Cost
<b>Annex + Renovation</b>	<b>\$ 683.1 M</b>	<b>\$ 1,273.2 M</b>
<b>New Construction</b>	<b>\$ 705.5 M</b>	<b>\$ 885.9 M</b>

# What will \$\$\$ Buy?

Cost/SF		If a budget was established at . . . **			
Construction	Project @ 25% *	\$400M	\$500M	\$600M	\$700M
\$500	\$625	640,000 sf	800,000 sf	960,000 sf	1,120,000 sf
\$525	\$656	609,524 sf	761,905 sf	914,286 sf	1,066,667 sf
\$550	\$688	581,818 sf	727,273 sf	872,727 sf	1,018,182 sf
\$600	\$750	533,333 sf	666,667 sf	800,000 sf	933,333 sf

<b>Total Programmed Need</b>	1,346,938 sf	1,346,938 sf	1,346,938 sf	1,346,938 sf
<b>% of Programmed need</b>	47% - 35%	59% - 49%	71% - 59%	83% - 69%

**41%**

**54%**

**65%**

**76%**

\* Excludes FFE

\*\* Excludes Site Acquisition



## I. CALL TO ORDER

## II. ROLL CALL

## III. HOUSEKEEPING & PROTOCOL

## IV. PURPOSE OF MEETING; REVIEW OF AGENDA

## V. RETURN TO COURTS PLANNING

### A. Final Presentation of Justice Facilities Master Plan, Evaluation of Court Options, including Review of Projected Needs, Current Conditions and a Comparison of the Two Options Adopted by the Steering Committee for Future of the Courts

1. Option 2a - Relocate Jail to a new site; expand and renovate Courts in place
2. Option 3c - Relocate Jail to a new site; new Courthouse on urban site
3. Alternate to renovate Old Courthouse for Court of Appeals and Probate Court or consolidate as part of Justice Center

### B. Possible Actions that could be considered by the Steering Committee and Stakeholders to Move Forward Assuming Budget Constraints

1. Alternative implementation strategies to address schedule- related costs (commencement of aspects of Option 2a prior to demolition of existing jails)
2. Scope reductions through modifying space standards, reduced duplication of spaces through increased sharing and/or eliminating functions from the program
3. Prioritizing needs as part of a longer-term phased program to improving facilities

## VI. CCCC SITE SELECTION UPATE

## VII. PUBLIC COMMENT

## VIII. NEXT STEPS

## IX. ADJOURNMENT

## **Discussion: Options for moving forward with a limited budget**

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- ❑ Reduce Project Scope/Area Requirements**
- ❑ Phased Implementation Based on Prioritized Need**
- ❑ Accelerate Project Implementation Prior to Jail Completion**
- ❑ Combination of the above**

# COVID Lessons Learned – Impact on Program Needs?

How does our experience with the pandemic alter the future of courts planning, operations & space requirements?



*Illustration by Deborah Marble*

# COVID Lessons Learned – Impact on Program Needs?

How does your experience with the pandemic alter the future of courts operations & space requirements?

- ❑ Will space standards be altered in the future?
  - ❑ **Reimagine Jury Service** - Will space for Jury Assembly as a large gathering and processing area be reconsidered as part of base programs as a long-term evolution of courts design, i.e., jury selection through video? Courtrooms in lieu of jury assembly space.
- ❑ What have we learned regarding the use of technology for carrying on the courts' business remotely vs. in-person?
- ❑ Will or can more cases rely on remote trials/grand jury proceedings to reduce the need for more physical litigation space?
- ❑ Can some staff positions be effectively performed off-site or at home to reduce space needs within costly justice facilities?
- ❑ What spaces will need to have technology considerations that did not in the past?
- ❑ What is the potential for a surge in cases once this has passed – criminal, civil, housing?

*Illustration by Deborah Marble*

# Justice Center Cost Savings Analysis – Alternative 3C\*

	Full Program* (w/o Parking Garage)	Reduced Space Standards, Office Components in Connected Office Wings	Deferred/ Eliminated Program (Cafeteria, Wellness, County Maintenance,	Major Office Functions Off-Site (Public Defender, Probation, Prosecutor, Law Department, Court Admin. Support)	Mix of Jury & Non-Jury Courtrooms
As-is Program <b>A</b>	<b>\$818.00M</b>				

\* Budget Analysis based on Justice Center only; excludes cost considerations for Old Courthouse (Court of Appeals & Probate Court)

# Justice Center Cost Savings Analysis – Alternative 3C

## Option B – Program Adjustments

- ❑ Jury Courtroom reduced from 1,800 nsf to 1,600 nsf
- ❑ Reduce ratio and size Attorney/Client Rooms
- ❑ Reduce ratio of Jury Rooms (1:2 courtrooms) and size with Uni-toilet
- ❑ Reduce office sizes 10% +/- (eg. APA from 140 nsf to 120 nsf)
- ❑ Mental health exams at Jail only
- ❑ Combined Common Pleas and Municipal Jury Services
- ❑ Convert files to High density
- ❑ Deleted localized waiting allowance
- ❑ Assumed that Central Booking would eliminate rebooking at Arraignment
- ❑ Shared Training Facilities
- ❑ Reduced number of conference rooms

# Justice Center Cost Savings Analysis – Alternative 3C\*

		Full Program* (w/o Parking Garage)	Reduced Space Standards, Office Components in Connected Office Wings	Deferred/ Eliminated Program (Cafeteria, Wellness, County Maintenance,	Major Office Functions Off-Site (Public Defender, Probation, Prosecutor, Law Department, Court Admin. Support)	Mix of Jury & Non-Jury Courtrooms
As-is Program	<b>A</b>	\$818.00M				
Reduced Program	<b>B</b>		(\$82.96M) \$735.05M	X	X	X

\*Budget Analysis based on Justice Center only; excludes cost considerations for Old Courthouse (Court of Appeals & Probate Court)

## Justice Center Cost Savings Analysis – Alternative 3C

### Potential actions embraced by other jurisdictions

- ❑ Do all Common Pleas & Municipal Courts require a full Jury Courtroom?
- ❑ With the advent of technology for proceedings do we need a separate litigation space for each Judicial Officer?
- ❑ Similarly, with increased use of technology could Judicial Officers be clustered and share a cluster of Hearing Rooms, Non-Jury & Jury Courtrooms?
- ❑ Can Jury Assembly be reduced by direct assignment of jurors to courtrooms?
- ❑ Can other space planning options be considered such as collegial chambers?



# Justice Center Cost Savings Analysis – Alternative 3C

## Option C – Deferred/Eliminated Program

- ❑ Clerk of Court Archival Storage moved off-site or remains in Historic Courthouse
- ❑ Cafeteria/Food Service Eliminated
- ❑ County Building Maintenance Eliminated – Assumed Off-site
- ❑ Wellness Center Eliminated

# Justice Center Cost Savings Analysis – Alternative 3C\*

		Full Program (w/o Parking Garage)	Reduced Space Standards, Office Components in Connected Office Wings	Deferred/ Eliminated Program (Cafeteria, Wellness, County Maintenance,	Major Office Functions Off-Site (Public Defender, Probation, Prosecutor, Law Department, Court Admin. Support)	Mix of Jury & Non-Jury Courtrooms
As-is Program	<b>A</b>	<b>\$818.00M</b>				
Reduced Program	<b>B</b>		<b>(\$82.96M)</b> <b>\$735.05M</b>	<b>X</b>	<b>X</b>	<b>X</b>
Deferred/ Eliminated Program	<b>C</b>			<b>(\$47.60M)</b> <b>\$687.45M*</b>	<b>X</b>	<b>X</b>

\*Budget Analysis based on Justice Center only; excludes cost considerations for Old Courthouse (Court of Appeals & Probate Court)

\*Cumulative Savings

## Justice Center Cost Savings Analysis – Alternative 3C

### Option D - Off-Site Leased Location or potential reuse of PAB

- ❑ TASC
- ❑ Corrections Planning Board
- ❑ Probation
- ❑ Probation Laboratory
- ❑ Archives
- ❑ County Prosecutor
- ❑ Public Defender (*Remain in Courthouse Square?*)
- ❑ Pre-trial Services
- ❑ Psychiatric Clinic
- ❑ City of Cleveland Housing Court
- ❑ City of Cleveland Law Department

## Justice Center Cost Savings Analysis – Alternative 3C\*

		Full Program (w/o Parking Garage)	Reduced Space Standards, Office Components in Connected Office Wings	Deferred/ Eliminated Program (Cafeteria, Wellness, County Maintenance,	Major Office Functions Off-Site (Public Defender, Probation, Prosecutor, Law Department, Court Admin. Support)	Mix of Jury & Non-Jury Courtrooms
As-is Program	<b>A</b>	\$818.00M				
Reduced Program	<b>B</b>		(\$82.96M) \$735.05M	X	X	X
Deferred/ Eliminated Program	<b>C</b>			(\$47.60M) \$687.45M*	X	X
Offsite Program	<b>D</b>				(\$166.67M**) \$520.78M***	X

**\*\*Gross Capital Savings may be partially offset by lease costs**

\*Budget Analysis based on Justice Center only; excludes cost considerations for Old Courthouse (Court of Appeals & Probate Court)

\*Cumulative Savings \*\*Gross Capital Savings may be partially offset by lease costs

## Cost Savings Analysis – Alternative 3C

### Option E - Revised Courtroom mix – potential actions embraced by other jurisdictions

- ❑ 2 Jury Courtrooms & 2 Non-jury Courtrooms per four Judicial positions
- ❑ Eliminate separate Magistrate Hearing Rooms in Common Pleas and Municipal Court
- ❑ All Magistrate Hearing Rooms in Domestic Relations & Housing Court reduced to 450 nsf

# Justice Center Cost Savings Analysis – Alternative 3C\*

		Full Program (w/o Parking Garage)	Reduced Space Standards, Office Components in Connected Office Wings	Deferred/ Eliminated Program (Cafeteria, Wellness, County Maintenance,	Major Office Functions Off- Site (Public Defender, Probation, Prosecutor, Law Department, Court Admin. Support)	Mix of Jury & Non-Jury Courtrooms
As-is Program	<b>A</b>	\$818.00M				
Reduced Program	<b>B</b>		(\$82.96M) \$735.05M	X	X	X
Deferred/ Eliminated Program	<b>C</b>			(\$47.60M) \$687.45M*	X	X
Offsite Program	<b>D</b>				(\$166.67M**) \$520.78M***	X
Mixed Court Types	<b>E</b>					(\$33.97M)** \$486.81M*

\*Budget Analysis based on Justice Center only; excludes cost considerations for Old Courthouse (Court of Appeals & Probate Court)

\*\*Cumulative Savings \*\* Gross Capital Savings may be partially offset by lease costs

## Phased Implementation Scenario as a Starting Point . . .

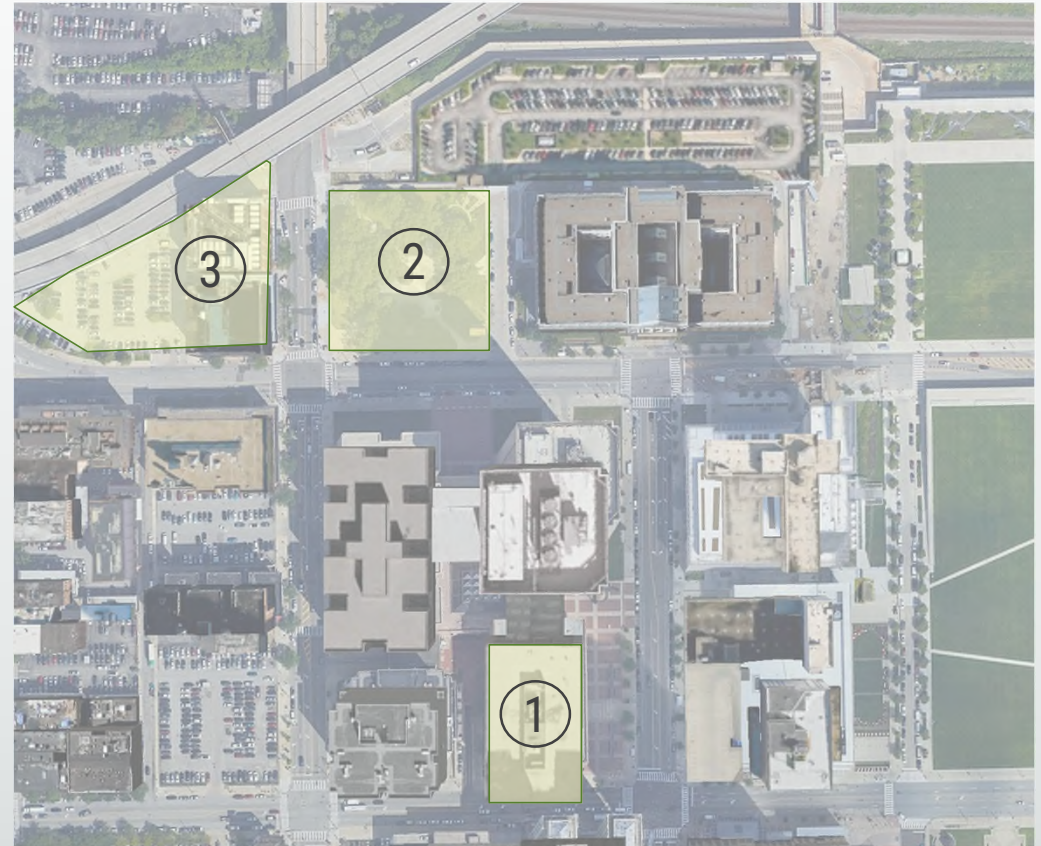
- ❑ Phase 1: Priority Needs (New Construction or Reuse of PAB or both)
  - Domestic Relations Court (co-location with Juvenile Court suggested as an option)
  - Housing Court
  - Prosecutor
  - Swing Space for Tower Renovation
    - New Construction
    - Temporarily relocate all non-direct court support office functions
- ❑ Phase 2: Renovation of Old Courthouse
  - Convert 1st Floor & Lower Level to Offices
  - Expand Public Defender in place in Courthouse Square Building
- ❑ Phase 3: Phased Renovation of Courthouse Tower

# Justice Center Cost Savings Analysis

## Thoughts about accelerating Courts Construction by removing dependency of Phase I on demolition of Jail

### Site Alternatives

1. Investigate potential for renovation/reuse of the PAB
2. Development of Fort Huntington Park
3. Redevelopment of Courthouse Square Site





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**VI. CCCC SITE SELECTION UPDATE**

**VI. PUBLIC COMMENT**

**VIII. NEXT STEPS**

**IX. ADJOURNAMENT**