



WASHOE COUNTY DOWNTOWN MASTER PLAN UPDATE

MASTER PLAN – July 23, 2019



Washoe County

Community Services Department

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

Washoe County Downtown Master Plan Update

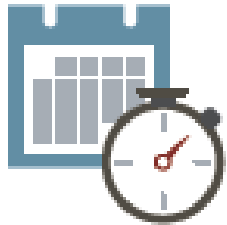
Tuesday July 23, 2019 @ 10:00AM

Agenda

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

Definition – Master Plan

WHY A MASTER PLAN?



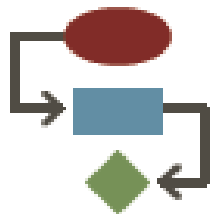
VISION

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



SUSTAINABILITY

Support green initiatives and invest in future generations.



EFFICIENCY

Improve government operations and public services.



STEWARDSHIP

Assess highest and best use of County resources.

Data Gathering Process

- Developed questionnaire
- Reviewed drawings and reports
- Conducted site review
- Interviewed key personnel
- Toured and assessed facilities
- Washoe County Facility Spreadsheets
- Reviewed maintenance costing reports
- Developed criteria and analysis
- Formulated site development options

Statement of the Problem

- Work Environment/Access to Services – **Adoption of space and industry standards**
- Population Growth – **From 503,000 to estimated 725,000 by 2040**
- New Court Case Files – **Growth from 18,278 to 23,444 by 2040**
- Staff – **Growth from 859 to 1,136 by 2040**
- Physical Plant – **Growth from 290,800 to 419,230 DGSF by 2040**
- Parking – **Growth from 687 to 1,821 by 2040**

Project Purpose

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

Downtown Campus

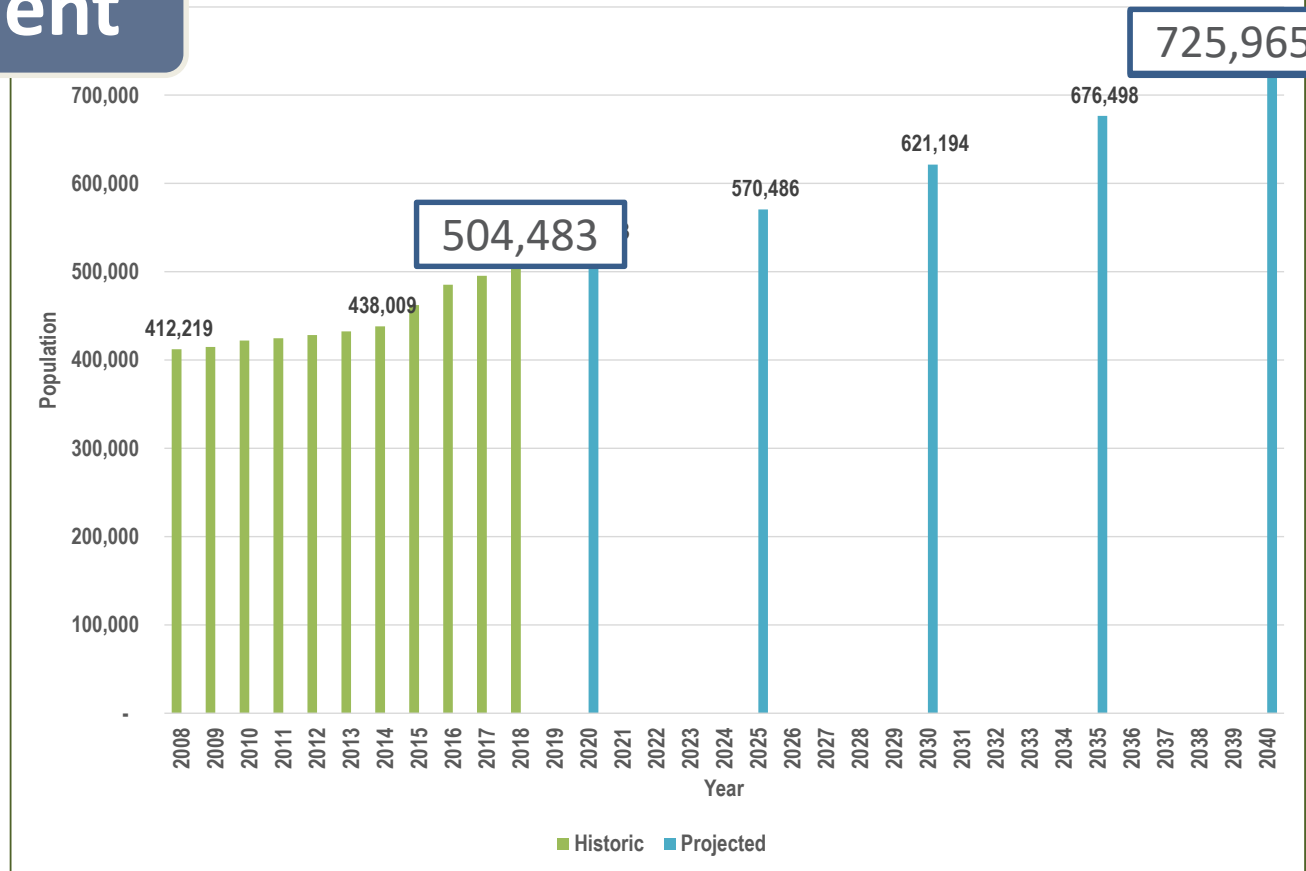


Needs Assessment

Population

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

Washoe County Historic & Projected Population

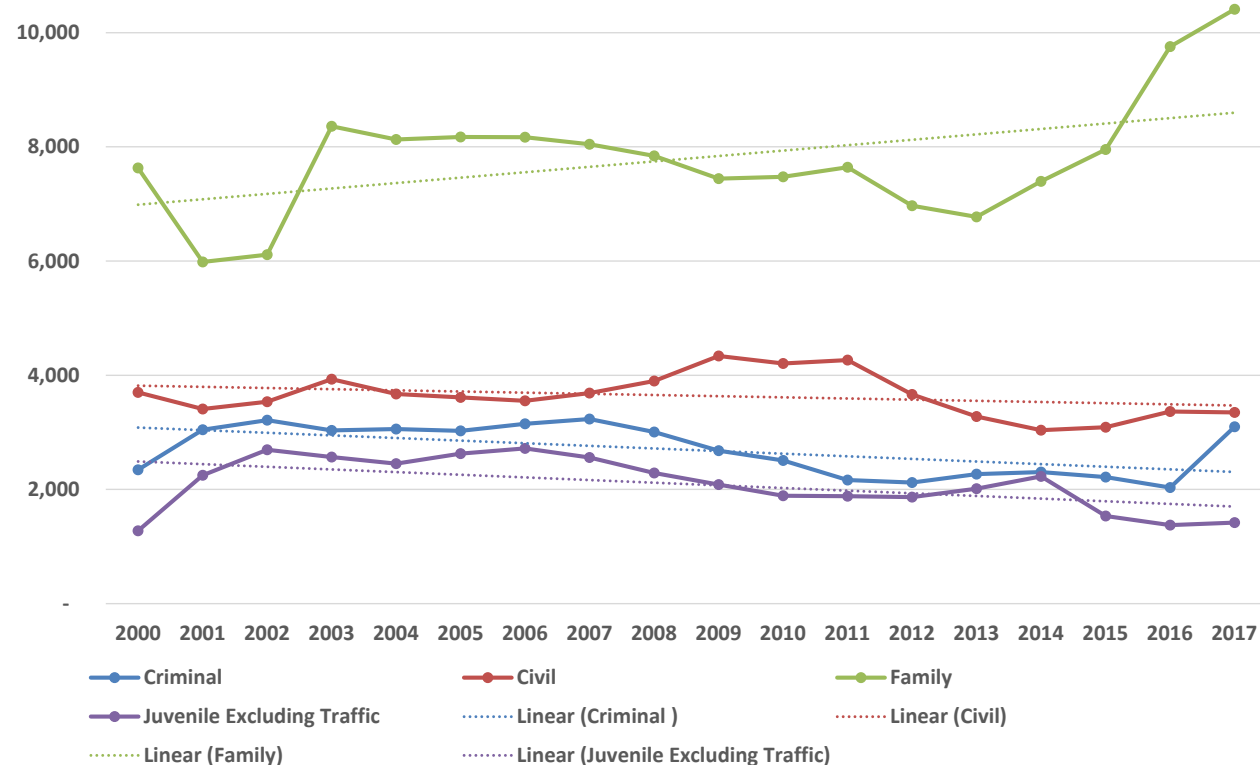


Needs Assessment

Historic New Case Filings

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

Historic New Case Filings



Needs Assessment

Projected New Case Filings

Projected New Case Filings	2017	2020	2025	2030	2035	2040	% Chg.	Chg./Yr.
Updated December 2018								
Criminal/Civil	6,447	6,577	6,795	7,006	7,217	7,382	14.5%	0.6%
Family/Juvenile Excluding Traffic	11,831	12,345	13,237	14,160	15,133	16,063	35.8%	1.6%
Grand Total	18,278	18,923	20,032	21,165	22,350	23,444	28.3%	1.2%
NCSC November 2017								
Criminal/Civil	6,447	6,604	6,865	7,047	7,229	7,523	16.7%	0.7%
Family/Juvenile Excluding Traffic	11,831	12,089	12,520	12,951	13,382	13,813	16.8%	0.7%
Grand Total	18,278	18,693	19,385	19,998	20,611	21,336	16.7%	0.7%

Source: CGL; December 2018.

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

Needs Assessment

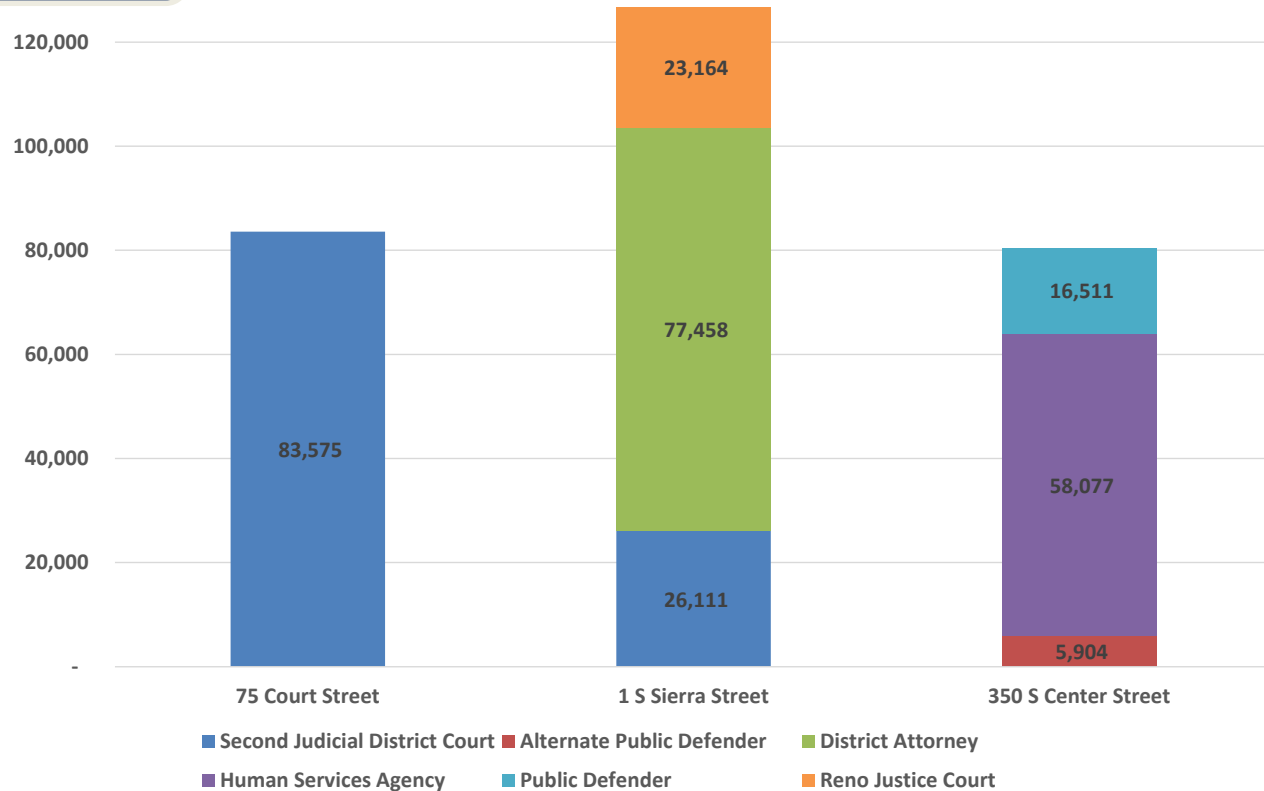
Existing Allocation of Space

Existing Campus Space

Category	Total	% Total
Second Judicial District Court	109,686	38%
Alternate Public Defender	5,904	2%
District Attorney	77,458	27%
Human Services Agency	58,077	20%
Public Defender	16,511	6%
Reno Justice Court	23,164	8%
Total	290,800	100%

Source: Washoe County compiled by AWCGL; February 2019.

290,800 SF



Staff Projection Summary

Department	Staff						% Chg.	% Chg./Yr.
	Existing	2020	2025	2030	2035	2040		
Second Judicial District Court - General Jurisdiction Division Judges	9.0	9	10	10	11	11	22.2%	1.0%
Second Judicial District Court - General Jurisdiction Division Staff	24.0	24	26	26	28	28	8.3%	0.4%
Second Judicial District Court - Family Division Judges	6.0	7	8	9	10	11	83.3%	3.8%
Second Judicial District Court - Family Division Staff	17.0	17	19	22	24	27	29.4%	1.3%
Second Judicial District Court - Court Administration	4.0	4	5	6	6	7	50.0%	2.3%
Second Judicial District Court - Case Compliance Specialists	3.0	4	4	5	5	5	66.7%	3.0%
Second Judicial District Court - Court Clerks	39.0	41	45	47	50	53	35.9%	1.6%
Second Judicial District Court - Evidence	1.0	1	1	1	2	2	100.0%	4.5%
Second Judicial District Court - Family Services	5.0	5	6	6	7	8	60.0%	2.7%
Second Judicial District Court - Filing Office/POHC	27.0	27	28	29	30	31	14.8%	0.7%
Second Judicial District Court - Fiscal Services	3.0	4	4	4	4	4	33.3%	1.5%
Second Judicial District Court - Human Resources	2.0	3	4	4	4	5	150.0%	6.8%
Second Judicial District Court - Information Technology	7.0	8	9	10	11	12	71.4%	3.2%
Second Judicial District Court - Interpreter Services	2.0	2	2	3	3	3	50.0%	2.3%
Second Judicial District Court - Jury Services	1.5	2	2	2	2	2	33%	1.5%
Second Judicial District Court - Law Library	4.5	5	5	6	7	7	56%	2.5%
Second Judicial District Court - Self Help Center	2.5	5	5	6	6	7	180%	8.2%
Second Judicial District Court - Pretrial Services	8.0	9	10	11	13	14	75%	3.4%
Second Judicial District Court - Sheriff's Office	23.0	26	29	31	34	36	57%	2.6%
Second Judicial District Court - Specialty Courts	12.0	13	14	16	17	18	50%	2.3%
Alternate Public Defender	17.0	18	20	21	23	24	41%	1.9%
District Attorney	179.0	186	206	220	236	247	38%	1.7%
Human Services Agency	349.0	353	368	386	401	420	20%	0.9%
Public Defender	61.0	63	66	69	72	74	21%	1.0%
Reno Justice Court Justices of the Peace	6.0	6	6	7	7	8	33%	1.5%
Reno Justice Court Staff	46.0	51	59	66	68	72	43%	2.0%
Total	858.5	893	961	1,023	1,081	1,136	32.3%	1.5%

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

Space Projection Summary

Location	Existing	2025	2030	2035	2040
75 Court St	86,386	118,785	120,800	126,375	128,068
Second Judicial District Court	86,386	118,785	120,800	126,375	128,068
1 S Sierra St	123,923	155,635	169,725	177,540	192,213
Second Judicial District Court	23,301	53,080	59,735	63,410	70,133
District Attorney	77,458	63,860	67,100	70,800	74,100
Reno Justice Court	23,164	38,695	42,890	43,330	47,980
350 S Center St	80,492	89,050	93,245	94,985	98,950
Alternate Public Defender	5,904	6,500	6,720	7,015	7,200
Human Services Agency	58,077	64,400	67,550	68,170	71,400
Public Defender	16,511	18,150	18,975	19,800	20,350
Grand Total	290,800	363,470	383,770	398,900	419,230

Source: CGL; May 2019.

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

Existing Parking Assessment

- Based on survey responses
- Total Parking = 95% staff + 60% peak visitors + 100% fleet vehicles
- **Required – 1,800+/-**
- Current Available =

Court Street + 350 Center St = 687 spaces

Deficiency = 1,134 spaces

Department	Staff	Peak Visitors	Fleet Vehicle	Total Parking*
Second Judicial District Court - General Jurisdiction Division Judges	9.0	765		467.6
Second Judicial District Court - General Jurisdiction Division Staff	24.0			22.8
Second Judicial District Court - Family Division Judges	6.0	168		106.5
Second Judicial District Court - Family Division Staff	17.0			16.2
Second Judicial District Court - Court Administration	4.0	15		12.8
Second Judicial District Court - Case Compliance Specialists	3.0			2.9
Second Judicial District Court - Court Clerks	39.0			37.1
Second Judicial District Court - Evidence	1.0	3		2.8
Second Judicial District Court - Family Services	5.0	10		10.8
Second Judicial District Court - Filing Office/POHC	27.0	15		34.7
Second Judicial District Court - Fiscal Services	3.0			2.9
Second Judicial District Court - Human Resources	2.0	5		4.9
Second Judicial District Court - Information Technology	7.0	13		14.5
Second Judicial District Court - Interpreter Services	2.0			1.9
Second Judicial District Court - Jury Services	1.5	150		91.4
Second Judicial District Court - Law Library	4.5	30		22.3
Second Judicial District Court - Self Help Center	2.5	20		14.4
Second Judicial District Court - Pretrial Services	8.0	12		14.8
Second Judicial District Court - Sheriff's Office	23.0			21.9
Second Judicial District Court - Specialty Courts	12.0	15		20.4
Alternate Public Defender	17.0	5	1	20.2
District Attorney	179.0	20	11	193.1
Human Services Agency	349.0	50	65	426.6
Public Defender	61.0	10	4	68.0
Reno Justice Court Justices of the Peace	6.0			5.7
Reno Justice Court Staff	46.0			43.7
Reno Municipal Court	50.0	150	3	140.5
Total	908.5	1,456	84	1,821

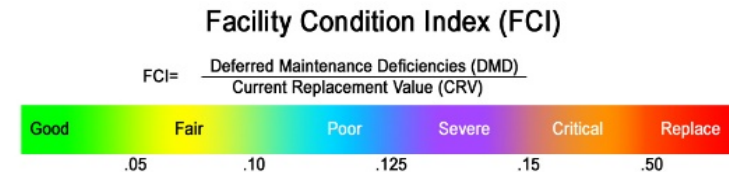
Source: CGL; April 2019 and updated May 2019.

* Total Parking calculated by taking 95% of staff, 60% of peak visitors, and 100% fleet vehicles.

Facility Condition Assessment

Criteria for Assessment

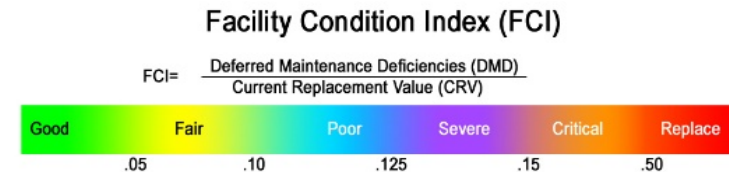
- Approach
 - Physical Condition of the facilities
 - Physical Observations of the facilities
 - Staff Interviews
 - Maintenance records
 - Security Challenges
 - Financial assessment of Facilities
 - Comparison with industry standards
 - Estimated deferred maintenance



Facility Condition Assessment

Facility Condition Index (FCI)

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



Facility Condition Assessment

Washoe County Community Services Department

Facility Condition Needs Index - Assessment (FCNI)

Facility Condition Analyses - Downtown Facilities Complex - Reno, Nevada

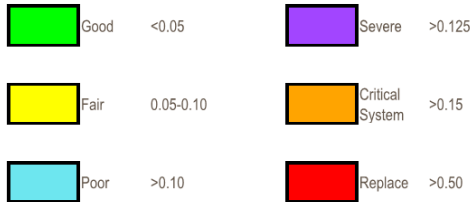
This is a living document. As projects are verified as completed they could be removed from the report. As projects are recommended they could be added to the report. This report is effective as of the date of listed above. The Facility Condition Needs Index (FCNI) is a measure of the recommended repair costs divided by the estimated building replacement cost. Buildings with an FCNI greater than 50% should be considered for total replacement.

Building Number	Building Name	Address	Square Feet	Year Built	Cost Per Sq Ft	Estimated Replacement Cost **	Estimated Average Repair Costs #	Lowest Reported Annual Repair Costs	Highest Reported Annual Repair Costs	Life time Repairs per White Stone	Total Deferred Maintenance	Facility Condition Needs Index	Date	Description of Date
CRT-CHN	Court Tower North Tower	1 South Sierra Street Reno, NV	154,160	2006	\$450	\$63,372,000	\$34,336	\$22,206	\$45,314	\$8,993,571	\$8,581,536.41	0.14	2018	2013
CRT-MUNI	Court Tower Mills Lane	1 South Sierra Street Reno, NV	134,229	2006	\$400	\$53,691,600	\$35,242	\$22,507	\$50,481	\$6,785,437	\$6,362,528.15	0.12	2018	2013
CRT-CHM	Historic Court House	75 Court Street Reno, NV	135,956	1910-1965	\$450-700	\$82,611,200	\$71,087	\$34,775	\$90,701	\$49,002,332	\$41,324,986.45	0.50	2018	2013
350-STH-CTR	Liberty Center	350 Center Street Reno, NV	89,628	1975	\$350	\$31,369,800	\$43,341	\$32,675	\$55,779	\$13,734,129	\$11,870,474.25	0.38	2018	2013
N/A	Court St. Parking Area Reno	Court St. Parking Area Reno, NV	114,155	2000	\$8	\$911,813	\$1,991	\$49	\$5,245	\$118,727	\$82,895.30	0.09	2018	2013
N/A	Liberty Center Parking Structure	220 S. Center Street Reno, NV	155,312	1974	\$68	\$10,483,560	\$3,271	\$656	\$7,517	\$8,144,437	\$8,000,530.63	0.76	2018	2013
Totals			783,440			\$242,439,973	\$189,267			\$86,778,633	\$76,222,951			

Note: * - The costs represented above have been adjusted to current 2019 dollars

** - The costs represented above have been adjusted to current 2019 dollars

- Repair costs are averaged from spending figures between 2014 to 2018



Facility Condition Index (FCI)

$$FCI = \frac{\text{Deferred Maintenance Deficiencies (DMD)}}{\text{Current Replacement Value (CRV)}}$$



Security Condition Assessment

Security Challenges:

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

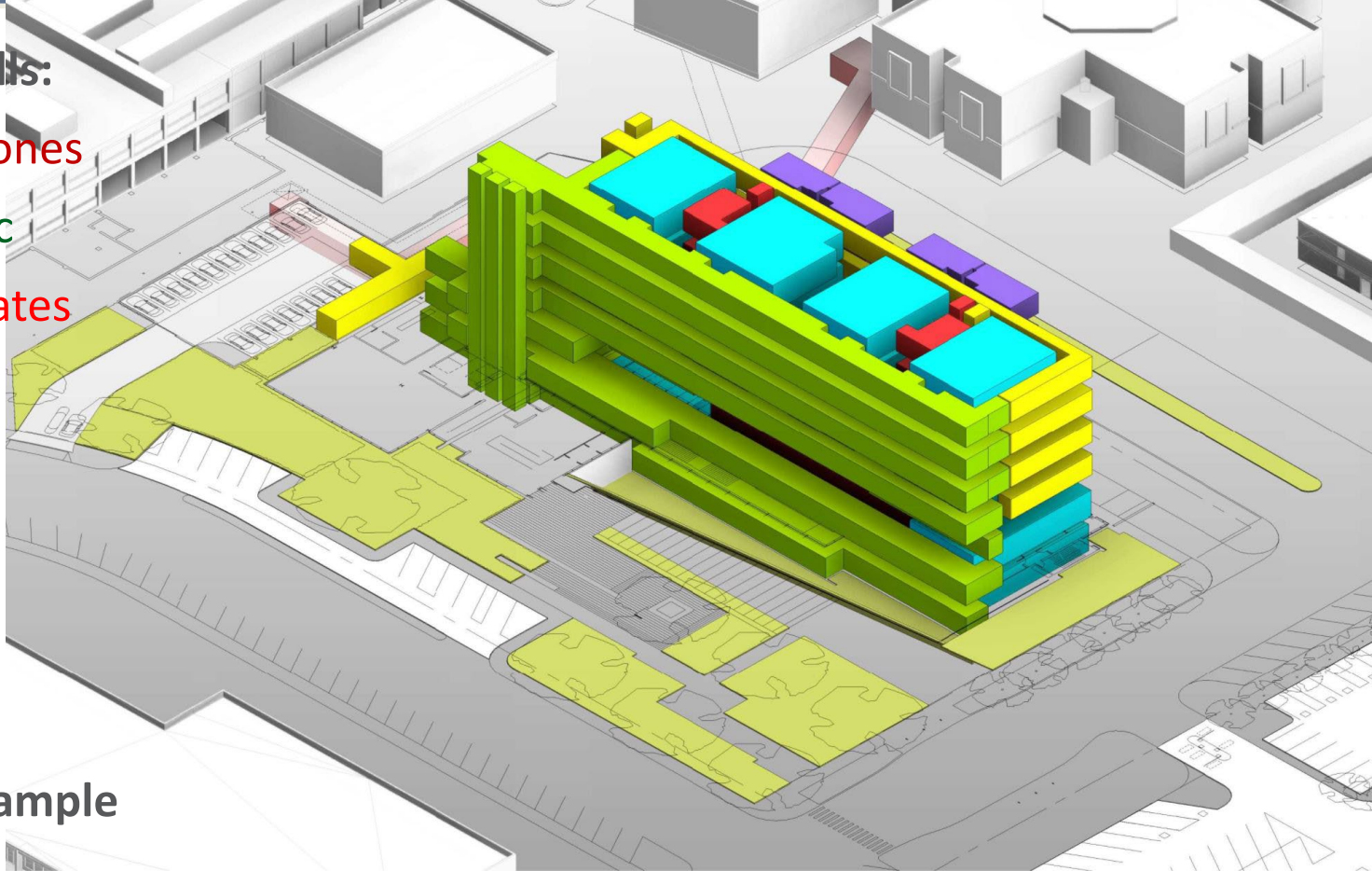
Security Condition Assessment

Security Shortfalls:

No Separation Zones

- General Public
- Litigants/Inmates
- Judges
- Staff
- Courts

Best Practice Example



Security Condition Assessment

Best Practice Example



Concepts to address growth

Concepts and Ideas

- Not designs or final solutions
- Concepts of possible volumes of space and time frames to address 2040 needs

Proposed Concepts

- Option 1 – Most Intense Interim steps, Yields Smallest New Court house
- Option 2 – Yields Second Smallest New Court House
- Option 3 – Yields Second Smallest New Court House
- Option 4 – Yields Largest and fastest Court House Delivery, Maximum Open Space

Concepts to address growth – Key Plan



KEY SITE PLAN – Structures and Location:

1. 1 S. Sierra Street – North Tower – Vertical expansion - Addition of 2 floors
2. 1 S. Sierra Street – South Tower - Addition of 2 Court Rooms
3. 3R. 75 Court Street – Interior Remodel – Renovation of existing old Jail – floors 2 and 3
3D. 75 Court Street - Demolish existing old jail
4. 4R. 75 Court Street – Interior remodel – Renovation of existing Judge’s Chambers and staff offices to interconnect with the new courts on 2nd and 3rd floors of old jail
4D. 75 Court Street – Demolish existing judge’s chambers and court functions
5. Court St. Parking area - New ground up construction – New court house and all required court support functions – varies by size based on Option selected
6. Court St. Parking Area - New ground up construction – New Office Building for Alternate Public Defender, Public Defender and Human Services
7. Court St. Parking Area - New ground up construction – New parking structure
8. Green space – Court plaza
9. Closure of Court Street to vehicular traffic – Creation of a unified campus with additional green space

Concepts to address growth – Option 1



Work contained in Option 1

Project Development

2025 - 2030 Projects 5 to 10 years:

- Add 2 new floors at the North Tower, relocate Family Division – 2040 projection of 53,620 SF plus 2,000+/- DGSF Court Clerks and 1,000+/- Filing Office
- Expand Reno Justice Court to expand in old Family Division space
- Renovate 2nd and 3rd floor of Jail for 2 additional courtrooms for General Division – approximately 7,000 DGSF per floor
- Construct new parking structure of 900 spaces

2030 – 2040 Projects 10 - 20 years

- Construct new Washoe County Courthouse with Second Judicial District Court - general and family jurisdiction divisions, Reno Courts and Pre-Arrestment Sheriff Office Holding – About 200 beds = 40,000 SF + 148,780 X 1.4 = 208,292 SF
- Construct New Office Building for HS, PD, APD of 173,050 DGSF X 1.3 = 224,965 SF. When the HS, PD and ADP vacate their current location, Washoe County will either need to find new tenants to lease the space or sell the space to a private investor.
- Construct additional new parking structure of 900 spaces - Parking includes secure movement zones for staff, litigant/inmates and general public
- Close Court Street creating a unified campus with the historic court house site

Concepts to address growth – Option 2



Work contained in Option 2

Project Development

2025 - 2030 Projects 5 to 10 years:

- Furnish 2 courtrooms in 1 S. Sierra 3rd floor South Tower – for Family Division
- 75 Court Street - Renovate 2nd and 3rd floor of Jail for 4 additional courtrooms for General Division - approximately 7,000 DGSF per floor
- 75 Court Street – Interior remodel - Renovation of existing Judges Chambers and staff offices to interconnect with the new courts at the 2nd and 3rd floors of the old jail
- Construct new parking structure of 900 spaces - Parking includes secure movement zones for staff, litigant/inmates and general public

2030 - 2040 Projects 10 – 20 years:

- Construct new Washoe County Courthouse with Second Judicial District Court - general and family jurisdiction divisions and Pre-Arrestment Sheriff Office Holding – About 200 beds – 40,000 SF + 148,780 X 1.4 = 208,292 SF
- Construct New Office Building for HS, PD, APD of 173,050 DGSF X 1.3 = 224,965 SF - Note: When the HS, PD and ADP vacate their current location, Washoe County will either need to find new tenants at 350 Center Street to lease the space or sell the space to private development
- Construct New Parking of 900 spaces – Parking includes secure movement zones for staff, litigant/inmates and general public
- Close Court Street creating a unified campus with the historic court house

Concepts to address growth – Option 3



Work contained in Option 3

2025 – 2030 Projects 5 to 10 years

- Renovate 2nd and 3rd floor of Jail for 4 additional courtrooms for General Division - approximately 7,000 DGSF per floor
- Renovate existing Judge's Chambers and staff office to interconnect with the new courts at the 2nd and 3rd floors of the old jail
- Construct New Parking structure of 900 spaces - Parking includes secure movement zones for staff, litigant/inmates and general public

2030 – 2040 Projects 10 – 20 years

- Construct new Washoe County Courthouse with Second Judicial District Court - general and family jurisdiction divisions and Pre-Arrestment Sheriff Office Holding – About 200 beds – 40,000 SF + 148,780 X 1.4 = 208,292 SF
- Construct New Office Building for HS, PD, APD of 173,050 DGSF X 1.3 = 224,965 SF - Note: When the HS, PD and ADP vacate their current location, Washoe County will either need to find new tenants at 350 Center Street to lease the space or sell the space to private development
- Construct New Parking of 900 spaces

Concepts to address growth – Option 4



Work contained in Option 4

2025 – Projects 5 years

- Furnish 2 courtrooms in 1 S. Sierra 3rd floor South Tower – for Family Division

2025 – 2030 – 5 to 10 years

- Construct new Washoe County Courthouse with Second Judicial District Court - general and family jurisdiction divisions and Pre-Arrestment Sheriff Office Holding – About 200 beds- 40,000 SF + 198,200 DGSF X 1.4 = 277,480 SF
- Construct new office building for HS, PD, APD of 173,050 DGSF X 1.3 = 224,965 SF - Note: When the HS, PD and ADP vacate their current location, Washoe County will either need to find new tenants at 350 Center Street to lease the space or sell the space to private development
- Construct new parking structure of 1,800 spaces - Parking includes secure movement zones for staff, litigant/inmates and general public
- Demolition of the add on structures of the existing historic court will allow the remaining structures to return the court house back to its historic form and can be used as supplemental court services and a partial museum
- Close Court Street creating a unified campus with the historic court house with open green space and court plazas

Next Steps – Team Questions

