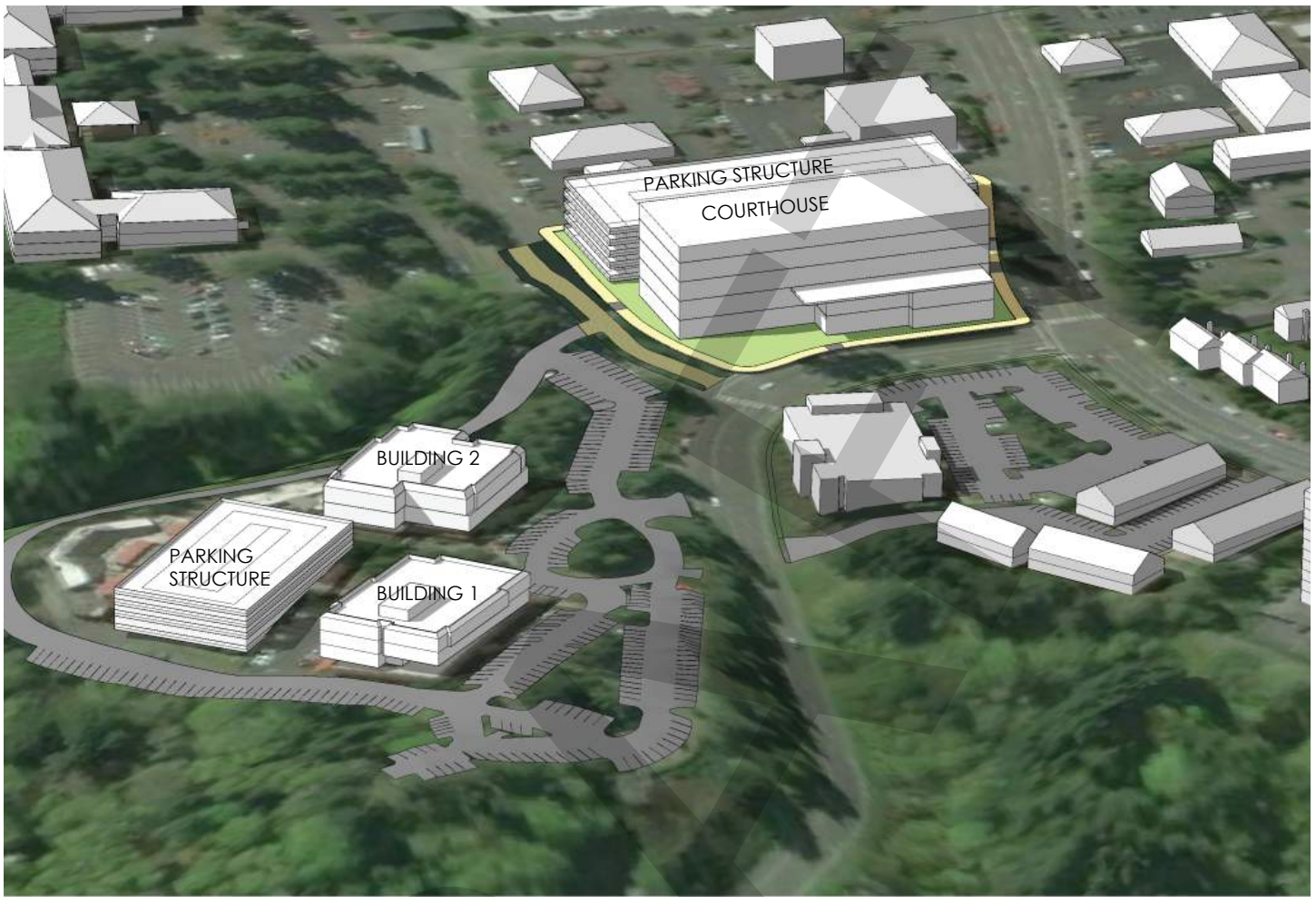




	Program Driven	Budget Driven
Construction Cost:	\$ 178,543,795	\$ 133,458,500
Demo Cost:	\$ 1,805,205	\$ 1,399,000
Total Phasing Cost:	\$ 49,493,803	\$ 29,714,850
Soft Cost/ Other Cost:	\$ 72,454,756	\$ 53,576,650
Total Cost:	\$ 302,297,559	\$ 218,149,000
Number of Phases:	5	5
Anticipated Start/ End Date:		
Phase 1:	2022/ 2022(South Campus Demo)	2021/ 2021(South Campus Demo)
Phase 2:	2022/ 2024(New Courthouse)	2021/ 2023(New Courthouse)
Phase 3:	2023/ 2024(North Campus Demo)	2021/ 2021(North Campus Demo)
Phase 4:	2024/ 2025(Site Development)	2021/ 2023(Site Development)
Phase 5:	2025/ 2027(New Administration)	2023/ 2025(New Administration)
Overall Project Time Line:	2022/ 2027 (5 Years)	2021/ 2025 (4 Years)
Total Square Footage:	335,000 SF	(-10%) 301,500 SF
Structure Parking # of Stalls:	967 Stalls	667 Stalls
Surface Parking # of Stalls:	233 Stalls	233 Stalls
Total Site Parking Stalls:	1,200 Stalls	900 Stalls



Positives / Opportunities:

- Familiarity of existing site
- Small site acquisitions costs
- Good early phase construction of courtrooms (clears out Bldg. 2 & 3)
- Beautiful views from building for public and staff

Actions to ensure results:

- All above are readily attainable

Constraints / Challenges:

- One parcel of land needs to be acquired
- Long phasing duration means high costs in escalation
- Courthouse would be somewhat disconnected from Administration Building
- Transit Score (40) & Walk Score (21)
- Limited off-site economic impact

Actions to overcome issues:

- Early agreement for property acquisition (Western Bldg. Materials)
- Fewer phases
- Start construction sooner
- Improve pedestrian circulation between buildings
- Transit & Walk Scores could improve, but only marginally



	Program Driven	Budget Driven
Construction Cost:	\$ 168,308,750	\$ 132,146,000
Demo Cost:	\$ 1,500,000	\$ 1,500,000
Total Phasing Cost:	\$ 39,620,550	\$ 26,704,530
Soft Cost/ Other Cost:	\$ 66,715,961	\$ 53,795,975
Total Cost:	\$ 276,145,261	\$ 214,146,505
Number of Phases:	4	4
Anticipated Start/ End Date:		
Phase 1:	2022/ 2022(Building 3 Demo)	2021/ 2021 (Building 3 Demo)
Phase 2:	2022/ 2024(New Courthouse)	2021/ 2023(New Courthouse)
Phase 3:	2024/ 2026(Building 2 Demo, New Admin)	2023/ 2025(Building 2 Demo, New Admin)
Phase 4:	2026/ 2027(Building 1 Demo, New Site)	2025/ 2026(Building 1 Demo, New Site)
Overall Project Time Line:	2022/ 2027 (5 Years)	2021/ 2025 (5 Years)
Total Square Footage:	335,000 SF	(-10%) 301,500 SF
Structure Parking # of Stalls:	981 Stalls	681 Stalls
Surface Parking # of Stalls:	219 Stalls	219 Stalls
Total Site Parking Stalls:	1,200 Stalls	900 Stalls



Positives / Opportunities:

- Familiarity of existing site
- No site acquisition required
- Proximity of Courthouse and Administration buildings
- Beautiful views from building for public and staff
- Proximity of structured parking adjacent to Courthouse
- Single point of security for entire complex (shared lobby)

Actions to ensure results:

- All above are readily attainable

Constraints / Challenges:

- Long phasing duration means high costs in escalation
- Building 3 occupants would be required to find temporary location during 2-year courthouse construction period
- The entire site would be a construction zone for 2-5 years
- Construction staging area will be difficult on such a tight site which will increase construction costs
- Larger buildings adjacent to steep slopes may require slope stabilization
- Future expansion would be limited due to proximity to edge of slope on three sides
- Transit Score (40) & Walk Score (21)
- Limited off-site economic impact

Actions to overcome issues:

- Shorten schedule to fewer phases
- Start Construction Sooner
- Transit & Walk Scores could improve, but only marginally
- If short term (2 year) accommodations could be found for both Building 2 and 3 occupants, entire scheme could be one phase



	Program Driven	Budget Driven
Construction Cost:	\$ 183,411,875	\$ 147,119,000
Demo Cost:	\$ 1,487,500	\$ 1,487,500
Total Phasing Cost:	\$ 35,334,363	\$ 29,397,420
Soft Cost/ Other Cost:	\$ 68,760,230	\$ 56,166,452
Total Cost:	\$ 288,993,968	\$ 234,170,372
Number of Phases:	3	3
Anticipated Start/ End Date:		
Phase 1:	2022/ 2022 (Building 3 Demo)	2021/ 2021 (Building 3 Demo)
Phase 2:	2022/ 2024 (New Construction: All)	2021/ 2023 (New Construction: All)
Phase 3:	2024/ 2026 (Building 1,2 Demo, New Site)	2023/ 2025 (Building 1,2 Demo, New Site)
Overall Project Time Line:	2022/ 2026 (4 Years)	2021/ 2025 (4 Years)
Total Square Footage:	335,000 SF	(-10%) 301,500 SF
Structure Parking # of Stalls:	1,092 Stalls	792 Stalls
Surface Parking # of Stalls:	108 Stalls	108 Stalls
Total Site Parking Stalls:	1,200 Stalls	900 Stalls



Positives / Opportunities:

- Familiarity of existing site
- No site acquisition required
- Proximity of Courthouse and Administration buildings
- Beautiful views from building for public and staff
- Proximity of structured parking adjacent to Courthouse
- Single point of security for entire complex (shared lobby)
- Construction of courthouse and administration buildings occur in one early phase

Actions to ensure results:

- All above are readily attainable

Constraints / Challenges:

- Long phasing duration means high costs in escalation
- Building 3 occupants would be required to find temporary location to allow for first phase of structured parking construction
- The entire site would be a construction zone for 2-4 years
- Access to Buildings 1 & 2 will be difficult during the 2-4 year construction period
- Construction staging area will be difficult on such a tight site which will increase construction costs
- Larger buildings adjacent to steep slopes may require slope stabilization
- Future expansion would be limited due to proximity to edge of slope on three sides
- Transit Score (40) & Walk Score (21)
- Limited off-site economic impact

Actions to overcome issues:

- Shorten schedule to fewer phases
- Start Construction Sooner
- Transit & Walk Scores could improve, but only marginally
- If short term (2 year) accommodations could be found for both Building 2 and 3 occupants, entire scheme could be one phase



	<u>Program Driven</u>	<u>Budget Driven</u>
Construction Cost:	\$ 183,920,000	\$ 131,497,500
Demo Cost:	\$ 1,761,250	\$ 1,487,500
Total Phasing Cost:	\$ 45,034,875	\$ 29,377,800
Soft Cost/ Other Cost:	\$ 72,884,658	\$ 52,206,034
Total Cost:	\$ 303,600,783	\$ 214,568,834
Number of Phases:	4	4
Anticipated Start/ End Date:		
Phase 1:	2022/ 2022(Building 3 Demo)	2021/ 2021 (Building 3 Demo)
Phase 2:	2022/ 2024(New Courthouse)	2021/ 2023(New Courthouse)
Phase 3:	2024/ 2026(Replace Building 1,2, New Site)	2023/ 2025(Replace Building 1,2, New Site)
Phase 4:	2025/ 2027(South Campus Demo, Site Dev)	2024/ 2025(South Campus Demo, Site Dev)
Overall Project Time Line:	2022/ 2027 (5 Years)	2021/ 2025 (4 Years)
Total Square Footage:	335,000 SF	(-10%) 301,500 SF
Structure Parking # of Stalls:	729 Stalls	429 Stalls
Surface Parking # of Stalls:	471 Stalls	471 Stalls
Total Site Parking Stalls:	1,200 Stalls	900 Stalls



Positives / Opportunities:

- Familiarity of existing site
- No site acquisition required
- Proximity of Courthouse and Administration buildings
- Beautiful views from building for public and staff
- Proximity of structured parking adjacent to Courthouse
- Single point of security for entire complex (shared lobby)
- Construction of courthouse and administration buildings occur in one early phase

Actions to ensure results:

- All above are readily attainable

Constraints / Challenges:

- Long phasing duration means high costs in escalation
- Building 1 occupants would be required to find temporary location to allow for first phase of New Administration Building
- The entire site would be a construction zone for 4-5 years
- Access to Buildings 1 & 2 will be difficult during the 2-4 year construction period
- Construction staging area will be difficult on such a tight site which will increase construction costs
- Construction so close to on-going court operations could prove to be problematic
- Larger buildings adjacent to steep slopes may require slope stabilization
- Future expansion would be limited due to proximity to edge of slope on three sides
- Transit Score (40) & Walk Score (21)
- Limited off-site economic impact

Actions to overcome issues:

- Shorten schedule to fewer phases
- Start Construction Sooner
- Transit & Walk Scores could improve, but only marginally



	Program Driven	Budget Driven
Construction Cost:	\$ 185,635,625	\$ 143,558,500
Demo Cost:	\$ 1,537,500	\$ 1,537,500
Total Phasing Cost:	\$ 48,268,756	\$ 31,557,780
Soft Cost/ Other Cost:	\$ 72,128,714	\$ 55,096,680
Total Cost:	\$ 307,570,595	\$ 231,750,460
Number of Phases:	3	3
Anticipated Start/ End Date:		
Phase 1:	2022/ 2023 (Building 3 Demo, Site, New Parking Structure)	2021/ 2022 (Building 3 Demo, Site, New Parking Structure)
Phase 2:	2023/ 2025 (Building 1 Demo, New Construction)	2022/ 2024 (Building 1 Demo, New Construction)
Phase 3:	2025/ 2027 (Building 2 Demo, Site, New Parking Structure)	2024/ 2025 (Building 2 Demo, Site, New Parking Structure)
Overall Project Time Line:	2022/ 2028 (5 Years)	2021/ 2025 (4 Years)
Total Square Footage:	335,000 SF	(-10%) 301,500 SF
Structure Parking # of Stalls:	888 Stalls	588 Stalls
Surface Parking # of Stalls:	312 Stalls	312 Stalls
Total Site Parking Stalls:	1,200 Stalls	900 Stalls



Positives / Opportunities:

- Familiarity of existing site
- No site acquisition required
- Proximity of Courthouse and Administration buildings
- Beautiful views from building for public and staff
- Proximity of structured parking adjacent to Courthouse and Administration Building
- Single point of security for entire complex (shared lobby)
- Construction of courthouse and administration buildings occur in one early phase

Actions to ensure results:

- All above are readily attainable

Constraints / Challenges:

- Long phasing duration means high costs in escalation
- Building 1 and 3 occupants would be required to find temporary location to allow for first phase of New Courthouse Building and Structured Parking
- The entire site would be a construction zone for 4-5 years
- Access to Buildings 2 will be difficult during the 2-3 year construction period
- Construction staging area will be difficult on such a tight site which will increase construction costs
- Larger buildings adjacent to steep slopes may require slope stabilization
- Future expansion would be limited due to proximity to edge of slope on three sides
- Transit Score (40) & Walk Score (21)
- Limited off-site economic impact

Actions to overcome issues:

- Shorten schedule to fewer phases
- Start Construction Sooner
- Transit & Walk Scores could improve, but only marginally
- Move buildings back as much as possible from edge of slopes.



	<u>Program Driven</u>	<u>Budget Driven</u>
Construction Cost:	\$ 203,239,375	\$ 157,901,875
Demo Cost:	\$ 375,000	\$ 375,500
Total Phasing Cost:	\$ 37,526,944	\$ 21,905,725
Soft Cost/ Other Cost:	\$ 74,568,336	\$ 56,934,603
Total Cost:	\$ 315,709,655	\$ 237,117,203
Number of Phases:	1	1
Overall Project Time Line:	2022/ 2024 (2 Years)	2021/ 2023 (2 Years)
County Courts Square Footage:	335,000 SF	(-10%) 301,500 SF
Municipal Court Square Footage:	46,000 SF	(-10%) 41,400 SF
Total Square Footage:	381,100 SF	(-10%) 342,990 SF
Structure Parking # of Stalls:	1,086 Stalls	786 Stalls
Surface Parking # of Stalls:	114 Stalls	114 Stalls
Total Site Parking Stalls:	1,200 Stalls	900 Stalls



Positives / Opportunities:

- Single Phase of Construction
- Transit Score (56) & Walk Score (85) are the best of all three site options
- Off-site economic impact may be modest to high
- Proximity of Courthouse and Administration Buildings
- Proximity of structured parking to Courthouse and Administration Buildings
- Single Point of security for entire complex (Shared Lobby)
- When considering Growth Management and Sustainable Urban Design principles, this is the most desirable site
- Nearly all intersections around this site are already signalized
- Proximity to State and City Government facilities
- Opportunity for strong civic presence is the greatest at this site (Historical Tie)

Actions to ensure results:

- All above are readily attainable

Constraints / Challenges:

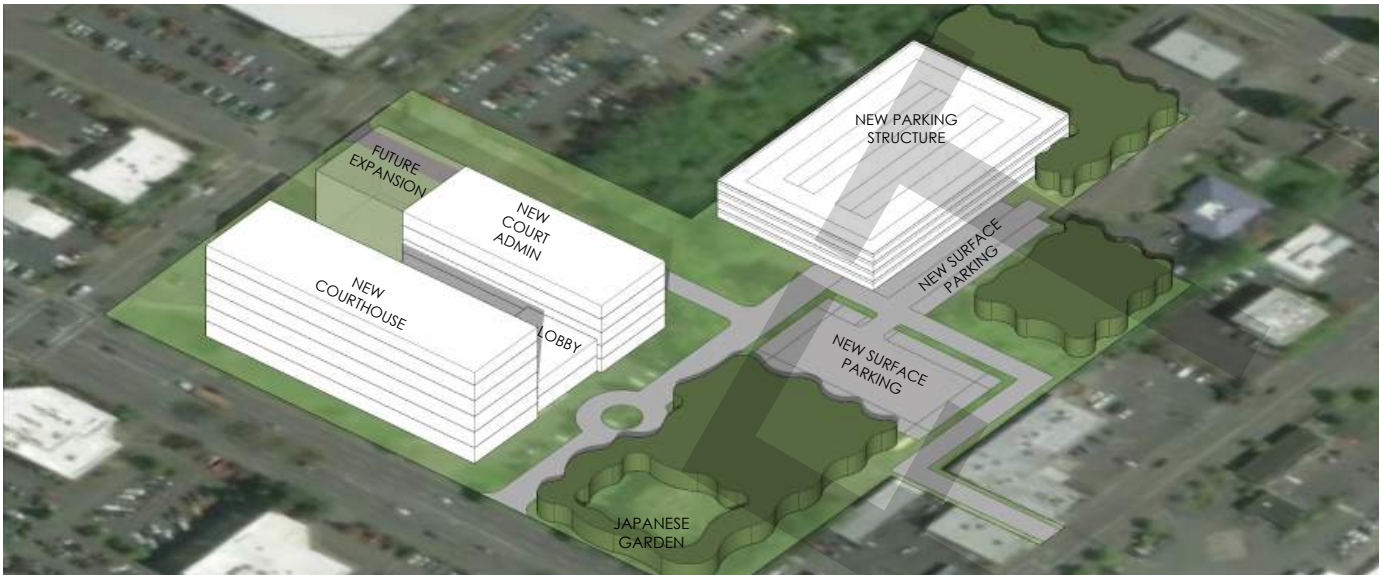
- Creighton Justice Center will have to be relocated for 2 years
- Limited site size will require the Courthouse building Height (116') be above the current allowable height for DB zone (75')
- Limited Site Size will require that structured parking be utilized for most of the parking
- There are small wetlands on this site that would require off-site mitigation in order to maximize building site area
- Site would need to be purchased from the City of Olympia (\$4.2m)
- City of Olympia would need to pay for the cost of their new municipal spaces (\$22-\$32m)
- Poor Soils (for foundation bearing) would require pilings below all buildings
- Close coordination with East Side Neighborhood Association would be needed
- Construction over Yashiro Gardens would likely be viewed as a negative
- To aid in future expansion, an extra courthouse floor is being constructed and will be used as office space until needed for courts in the future

Actions to overcome issues:

- Early agreements with City of Olympia re: property purchase & cost of new municipal space
- Early agreements with City of Olympia re: height of building
- There are already tall buildings (50'-70') in the neighborhood
- Early agreement for the off-site mitigation of small wetland on site
- Early environmental and soil investigation ensures full scope is understood
- Consider an alternative design that does not displace Yashiro Gardens
- Coordinate early and often with East Side Neighborhood Association and limit site access/ egress to the East



	<u>Program Driven</u>	<u>Budget Driven</u>
Construction Cost:	\$ 201,714,375	\$ 157,671,875
Demo Cost:	\$ 375,000	\$ 375,000
Total Phasing Cost:	\$ 37,267,694	\$ 21,878,125
Soft Cost/ Other Cost:	\$ 74,098,632	\$ 56,868,078
Total Cost:	\$ 313,455,701	\$ 236,793,078
Number of Phases:	1	1
Overall Project Time Line:	2022/ 2024 (2 Years)	2021/ 2023 (2 Years)
County Courts Square Footage:	335,000 SF	(-10%) 301,500 SF
Municipal Courts Square Footage:	46,000 SF	(-10%) 41,400 SF
Total Square Footage:	381,100 SF	(-10%) 342,990 SF
Structure Parking # of Stalls:	1,082 Stalls	782 Stalls
Surface Parking # of Stalls:	118 Stalls	118 Stalls
Total Site Parking Stalls:	1,200 Stalls	900 Stalls



Positives / Opportunities:

- Single Phase of Construction
- Transit Score (56) & Walk Score (85) are the best of all three site options
- Off-site economic impact may be modest to high
- Proximity of Courthouse and Administration Buildings
- Proximity of structured parking to Courthouse and Administration Buildings
- Single Point of security for entire complex (Shared Lobby)
- When considering Growth Management and Sustainable Urban Design principles, this is the most desirable site
- Nearly all intersections around this site are already signalized
- Proximity to State and City Government facilities
- Opportunity for strong civic presence is the greatest at this site (historical tie)
- Yashiro Gardens is preserved and potentially expanded
- Large landscape buffers are utilized for screening parking structure from the East

Actions to ensure results:

- All above are readily attainable

Constraints / Challenges:

- Creighton Justice Center will have to be relocated for 2 years
- Limited site size will require the Courthouse building Height (116') be above the current allowable height for DB zone (75')
- Limited Site Size will require that structured parking be utilized for most of the parking
- There are small wetlands on this site that would require off-site mitigation in order to maximize building site area
- Site would need to be purchased from the City of Olympia (\$4.2m)
- City of Olympia would need to pay for the cost of their new municipal spaces (\$22-\$32m)
- Poor Soils (for foundation bearing) would require pilings below all buildings
- Close coordination with East Side Neighborhood Association would be needed
- To aid in future expansion, an extra courthouse floor is being constructed and will be used as office space until needed for courts in the future

Actions to overcome issues:

- Early agreements with City of Olympia re: property purchase & cost of new municipal space
- Early agreements with City of Olympia re: height of building
- There are already tall buildings (50'-70') in the neighborhood
- Early agreement for the off-site mitigation of small wetlands on site
- Early environmental and soil investigation ensures full scope is understood
- Coordinate early and often with East Side Neighborhood Association and limit site access/ egress to the East
- Explore design further to reduce height of courthouse

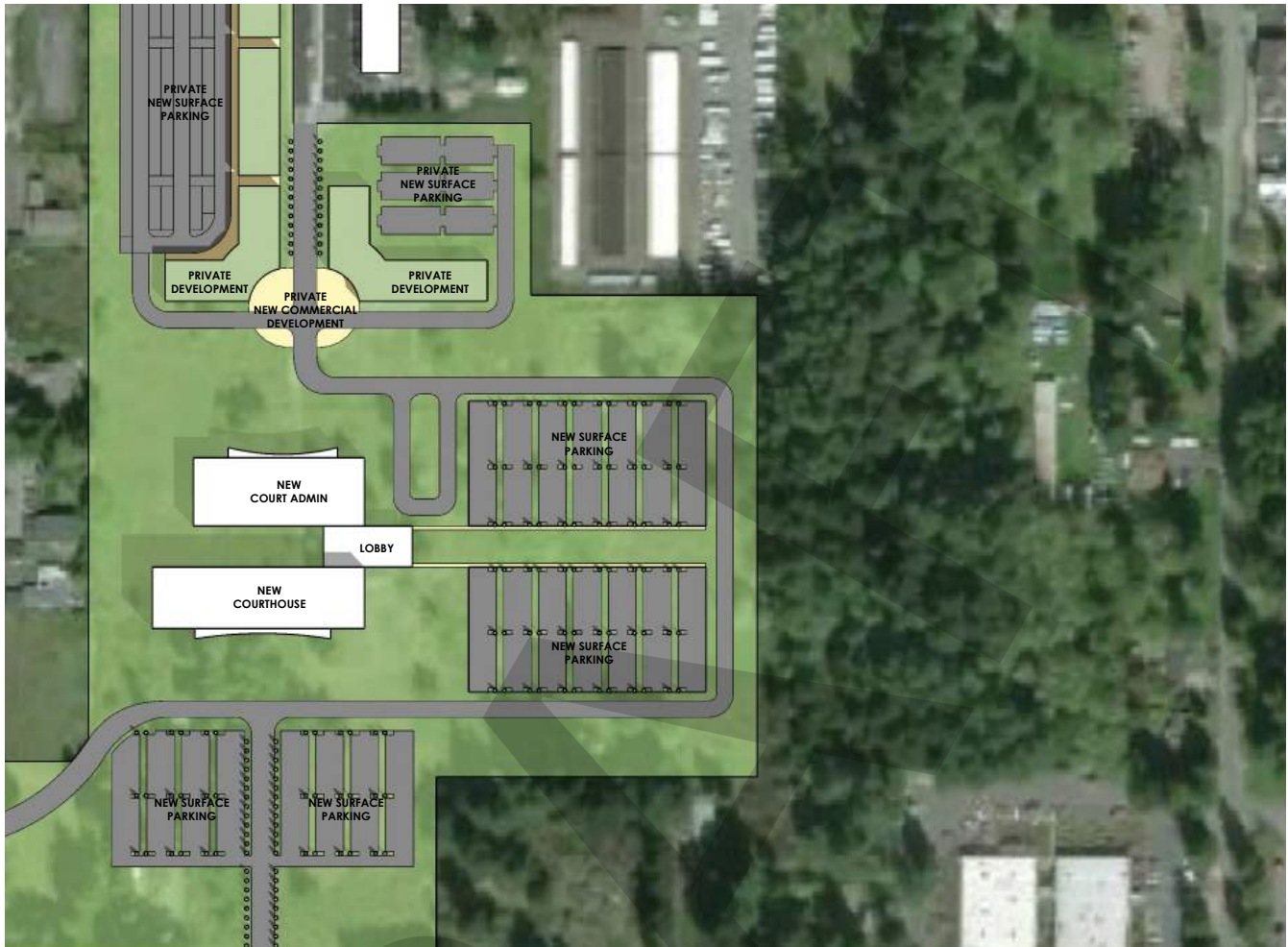


THURSTON COUNTY
WASHINGTON

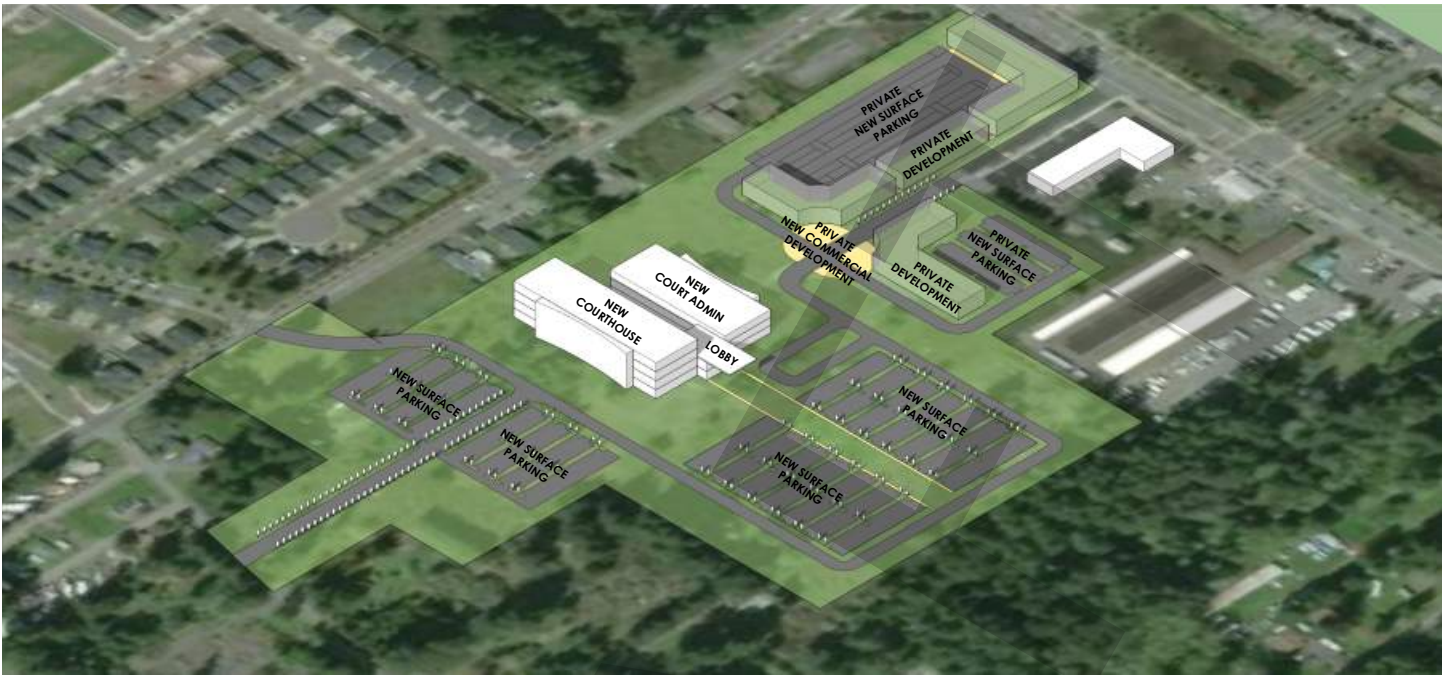
Plum St. Option 2

Thurston County Courthouse + Civic Center





	Program Driven	Budget Driven
Construction Cost:	\$ 168,275,000	\$ 133,280,625
Demo Cost:	\$ 0	\$ 0
Total Phasing Cost:	\$ 28,606,750	\$ 15,993,675
Soft Cost/ Other Cost:	\$ 63,404,621	\$ 49,525,588
Total Cost:	\$ 260,286,371	\$ 198,799,888
Number of Phases:	1	1
Overall Project Time Line:	2022/ 2024 (2 Years)	2021/ 2023 (2 Years)
Total Square Footage:	335,000 SF	(-10%) 301,500 SF
Structured Parking # of Stalls:	0 Stalls	0 Stalls
Surface Parking # of Stalls:	1,200 Stalls	900 Stalls
Total Site Parking Stalls:	1,200 Stalls	900 Stalls



Positives / Opportunities:

- Single Phase of Construction
- Enough site area to allow for surface parking if budget demands
- Enough site area to allow for larger building footprints and lower building heights
- Off site economic impact could be good (parcels directly adjacent)
- Proximity of Courthouse and Administration buildings
- Single point of security for entire complex (shared lobby)
- Likely good soils for foundation bearing
- Enough site area to allow for future expansion beyond the 30-year design window
- No need to purchase entire 27 acres; leave some for commercial development
- Site is already zoned HDC-4 for higher density development such as this

Actions to ensure results:

- All above are readily attainable

Constraints / Challenges:

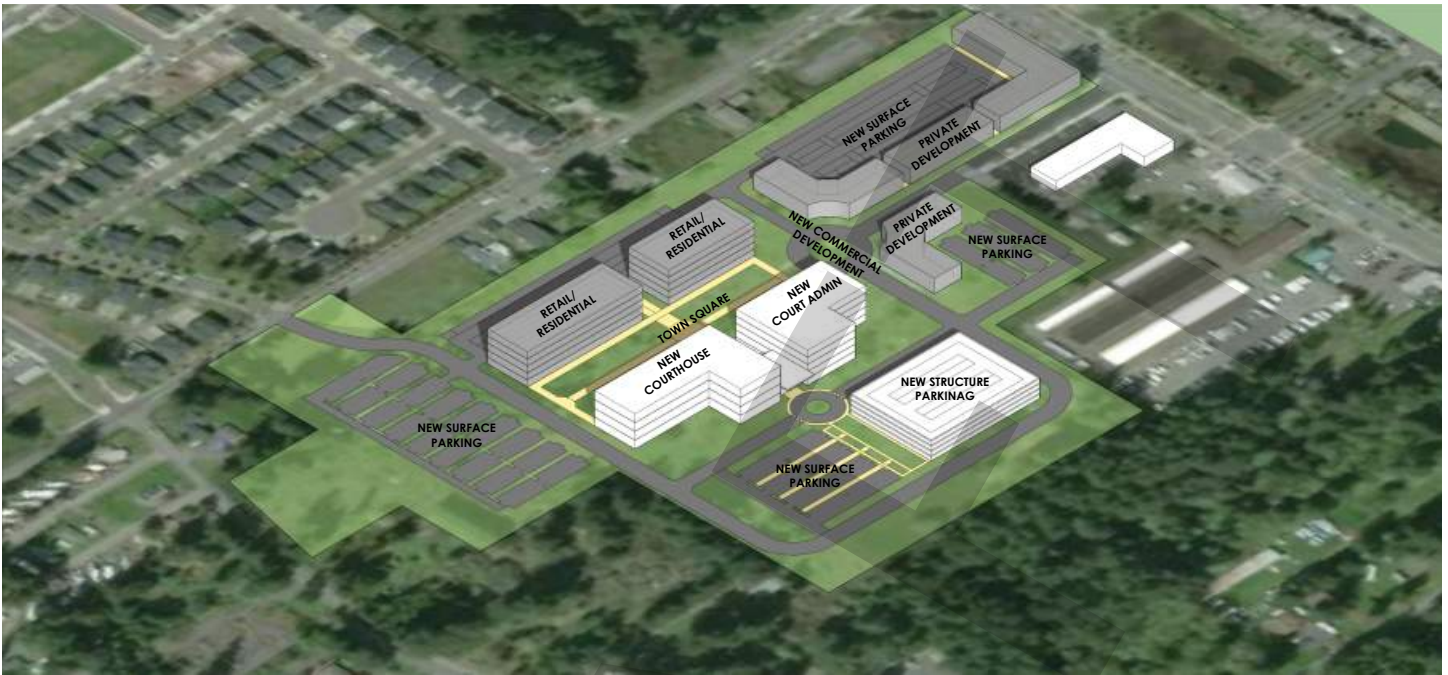
- Transit Score (34) & Walk Score (50) are low
- With a surface parking solution, the distance from parking space to building could be significant (600'+) (2 1/2 city blocks)
- On site storm water retention (using ponds and/or below grade vaults) would be required
- Site would need to be purchased from current owner (\$5m)
- Height of building (64'-70') will slightly exceed the allowable building height in the HDC-4 zone (60')
- Close coordination with the surrounding neighborhood would be needed due to traffic concerns
- Uncertainty about the timing of construction for the planned Kaiser road-Hwy 101 on/off ramp
- Civic presence is the lowest on this site (of the three potential sites)

Actions to overcome issues:

- Early agreements with property seller re: purchase price
- Early agreements with City of Olympia re: Height of Building
- Transit Score and Walk Score could improve with a new Courthouse facility
- Early environmental and soil investigation ensures full scope is understood
- Consider some structured parking, if budget will allow, to reduce surface parking footprint
- Early discussions with State representatives to explore options to tie Kaiser Road off ramp construction timing to that of the Courthouse



	Program Driven	Budget Driven
Construction Cost:	\$ 178,566,250	\$ 140,340,000
Demo Cost:	\$ 0	\$ 0
Total Phasing Cost:	\$ 30,356,263	\$ 16,840,800
Soft Cost/ Other Cost:	\$ 66,674,351	\$ 51,356,242
Total Cost:	\$ 275,596,864	\$ 208,537,042
Number of Phases:	1	1
Overall Project Time Line:	2022/ 2024 (2 Years)	2021/ 2023 (2 Years)
Total Square Footage:	335,000 SF	(-10%) 301,500 SF
Structured Parking # of Stalls:	734 Stalls	434 Stalls
Surface Parking # of Stalls:	466 Stalls	466 Stalls
Total Site Parking Stalls:	1,200 Stalls	900 Stalls



Positives / Opportunities:

- Single Phase of Construction
- Enough site area to allow for surface parking if budget demands
- Enough site area to allow for larger building footprints and lower building heights
- A combination of structured and surface parking provides closer walking distance from parking spaces
- Off-site economic impact could be good (parcels directly adjacent)
- Proximity of Courthouse and Administration buildings
- Single point of security for entire complex (shared lobby)
- Likely good soils for foundation bearing
- Enough site area to allow for future expansion beyond the 30-year design window
- No need to purchase entire 27 acres; leave some for commercial development
- Opportunity for great civic space (town square) between public and private development
- Site is already zoned (HDC-4) for a higher density development such as this

Actions to ensure results:

- All above are readily attainable

Constraints / Challenges:

- Transit Score (34) & Walk Score (50) are low
- On site storm water retention (using ponds and/or below grade vaults) would be required
- Site would need to be purchased from current owner (\$5m)
- Height of building (64'-70') will slightly exceed the allowable building height in the HDC-4 zone (60')
- Close coordination with the surrounding neighborhood would be needed due to traffic concerns
- Uncertainty about the timing of construction for the planned Kaiser road-Hwy 101 on/off ramp
- Civic presence is the lowest on this site (of the three potential sites)

Actions to overcome issues:

- Early agreements with property seller re: purchase price
- Early agreements with City of Olympia re: Height of Building
- Transit Score and Walk Score could improve with a new Courthouse facility
- Early environmental and soil investigation ensures full scope is understood
- With further study, perhaps the amount of costly underground storm water vaults could be minimized
- Consider some structured parking, if budget will allow, to reduce surface parking footprint
- Early discussions with State representatives to explore options to tie Kaiser Road off ramp construction timing to that of the Courthouse