

Replacement
of
Youth Services Center Facilities

Children and Family Justice Center

Overview

- Brief History
- Lessons Learned
- Current Options Study
- Recommendations



Children and Family Justice Center

Brief History of Planning Efforts



Original Project on
Nov 2010 Ballot

- Operational Master Plan- 2006
 - Developed the concept of a “Unified Family Court”
- Facility Master Plan - 2009
 - Facility alternatives
- Pre-Design Report – 2010
 - More detailed study of recommendation
 - Sales Tax Measure Nov 2010 Election
- Public/Private Effort - 2011
 - Seek Private development, cost neutral options

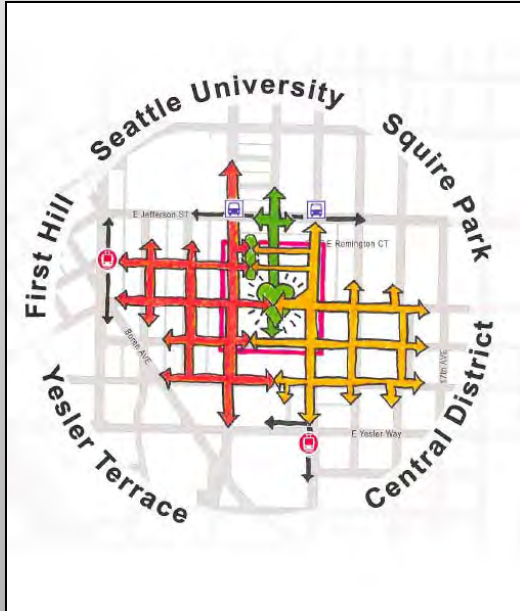
Lessons Learned



- Consider the existing site an asset
 - Integrate neighborhood concerns with design guidelines
 - Plan site to maximize development opportunities
- Planning efforts should include long term need of all our juvenile facilities

Lessons Learned

- Maximize annual savings to the County
 - Design building to consider staffing levels
 - Lower utility cost with more efficient designs
 - Utilize building design and materials to lower on-going maintenance cost



- How was this different from previous efforts?
 - Identified long term needs of both the court and detention
 - Included development specialist in planning efforts
 - Analyzed the on-going operating cost
 - Developed specific site design objectives

Option 1

Build new courthouse and detention on the existing Alder Site



Option 2

Build new addition to
the Alder Tower and
keep the existing
detention center



Option 3

Original concept in pre-design report on the Nov 2010 ballot: new court bldg only



Option 4

Relocate juvenile court
and detention facilities
to a new site

■ New Site Criteria

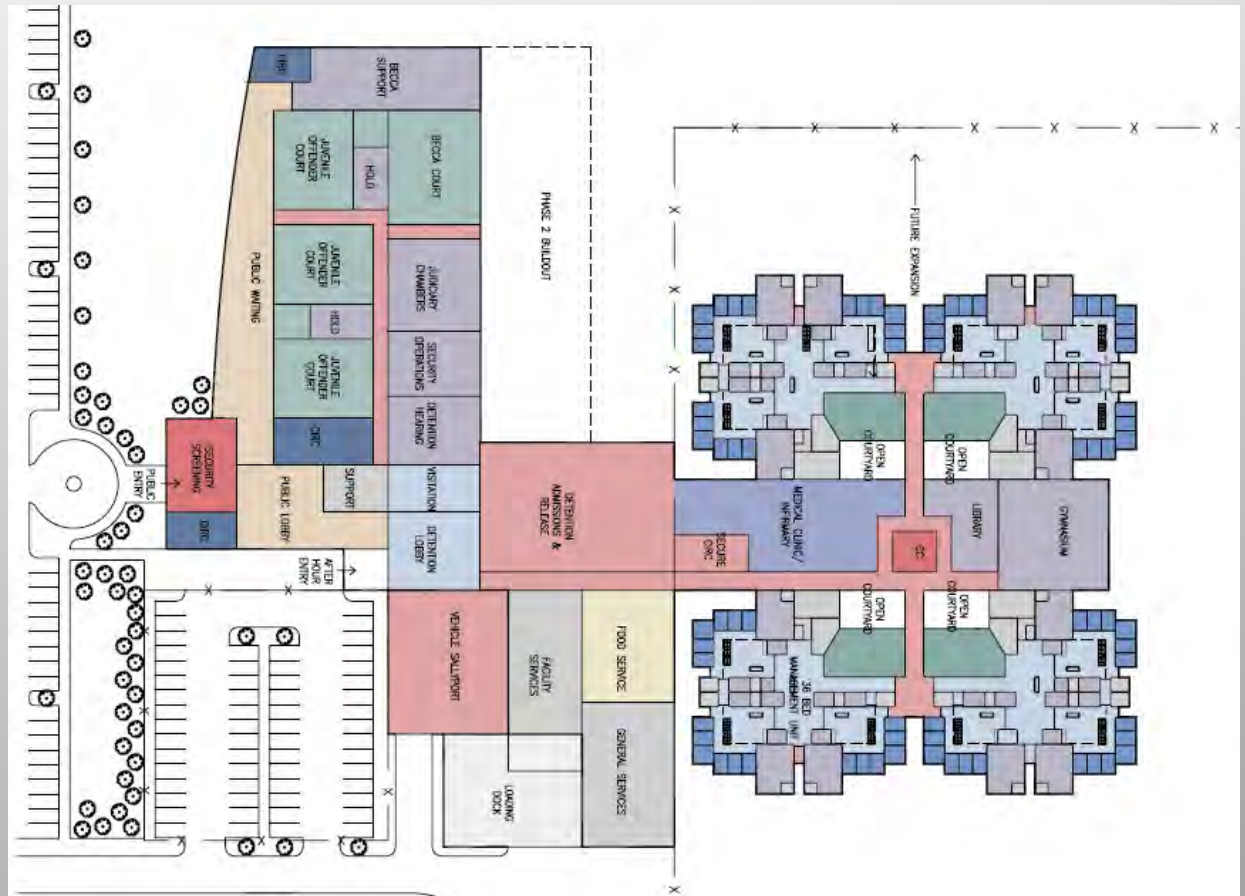
- 6-12 ac site
- Access to major arterials and public transportation
- Have all utilities nearby
- Close to hospital and fire services

Children and Family Justice Center

Options Study

Option 4

Relocate juvenile court and detention facilities to a new site



Typical Floor-New Location

Key Evaluation Criteria

- 30 yr Net Present Value
- Ability to meet site design objectives

- Key findings
 - Courthouse only construction increases staffing levels
 - Doubles the annual maintenance savings if both facilities are included
 - Flexible detention design can respond to population changes more efficiently
 - Design of the entire site creates optimal value to the neighborhood and County

Children and Family Justice Center

Recommendation

Option 1

Build new courthouse and detention on the existing Alder Site

