it's all about the

P E O P L E
UNDERSTANDING

issues, concerns and needs
CONCERNS:

- safety / security
- life cycle cost
- accessibility
- space (growth)
- visibility
- technology & infrastructure
SOLUTION
**PROGRAM**

Judicial Cluster  
District Attorney  
Court Administrator  
Court Clerk  
Inmate Staging  
Court Trustee  
Court Support  
Jury Services  
Public Lobby + Security  

**28 Courts** (with growth anticipation of 36)

- 7 Criminal 1,600 SF
- 1 Criminal 2,200 SF
- 7 Civil 1,600 SF
- 2 Juvenile Criminal 1,600 SF
- 2 CINC (Child In Need of Care) 1,200 SF
- 6 Family 1,000 SF
- 1 Probate 1,000 SF
- 1 First Appearance / Chapter 61 1,400 SF
- 1 Traffic / Small Claims 1,400 SF

Total = 283,000 GSF

**Secure Parking Requirements** (not included within the GSF above)

44 spaces x 550 SF / space = 24,200 SF

courthouse courtrooms
SITE PROS

- Visual prominence
- Emphasis of county government campus
- Increased courthouse square for civic amenity
- Potential underground parking under demolished courthouse
- Ample site for full program
- Ample site for construction activities
- Long-term expansion capability for courts and county functions
- Ample parking adjacent to new courthouse
- New facility will be secure, universally accessible, energy efficient, and will have separation of user groups
- Functionally efficient layout for court functions
- Single secure entry point
- Shorter travel distances for inmates compared to other site considered
- Minimal utilities under Santa Fe
PROJECTED PARKING ADEQUACY

**Effective Supply**

**Future**

**Demand**

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67%  78%
SITE PLAN

- E Santa Fe Street
- Olathe City Hall
- Proposed Courthouse
- Johnson County Jail
- N Kansas Avenue

Legend:
- 0' 50' 100' 200'
LEVEL 9
Courts, Jury, Judicial Cluster

LEVEL 8
Courts, Jury, Judicial Cluster

LEVEL 7
Courts, Jury, Judicial Cluster

LEVEL 6
Courts, Jury, Judicial Cluster

LEVEL 5
Courts, Jury, Judicial Cluster

LEVEL 4
Courts, Judicial Cluster

LEVEL 3
District Attorney

LEVEL 2
JIMS, District Attorney, Court Services, Court Administrator, Court Trustees

LEVEL 1
Lobby, Jury Services, Help, Clerks, Cafeteria, Law Library, Security

STACKING DIAGRAM
180’ MAXIMUM

115’ (EXISTING COURTHOUSE)
80’ (EXISTING JAIL)

105’
(Better or Improved)

Increased

- **SQ FOOTAGE (EFFICIENCY)**
  - 237,000 SF // vs // 283,000 SF

- **PRESENCE**

- **SECURITY**

- **PROGRAM**

- **QUALITY (CARE, SERVICE)**

Decreased

- **WASTED SPACE**
  - 929 SF per employee // vs // 808 SF
  - 50,400 SF footprint // vs // 34,500 SF

- **MAINTENANCE**

- **OPERATIONAL COST(s)**

- **FUNCTIONAL LIMITATIONS**

- **SOCIAL FRICTION**

Image + Impact

Concern
## Understanding Costs

### New Courthouse
- Construction cost: $122,000,000
- Site cost: $5,000,000
- Site acquisition: $0
- Site clearing: $0
- Soft cost: $51,000,000

**Total = $178,000,000**

### Existing Courthouse
- Demolition: $2,100,000
- Soft cost: $1,300,000
- Relocate communication; move expenses: $500,000

**Total = $3,400,000**

### Courtyard
- Landscape / hardscape: $500,000
- Soft cost: $100,000
- Benches, design services; civil, survey: $500,000

**Total = $600,000**

Construction costs are net present value.

### Grand Total

$182,000,000
THANK YOU!