



POLK COUNTY

FIFTH JUDICIAL DISTRICT MASTER PLAN

05.20.13

OPN
ARCHITECTS

[this page intentionally left blank]

PARTICIPANTS

STEERING COMMITTEE

Angela Connolly	Polk County Board of Supervisors
E.J. Giovannetti	Former Polk County Board of Supervisors
Ron Olson	Former Polk County Administrator
Sue Elliott	Polk County Project Manager
Judge Arthur Gamble	Chief Judge, Iowa District Court, Fifth Judicial District
Elizabeth Baldwin	District Court Administrator, Fifth Judicial District
Captain Greg Peterman	Polk County Sheriff's Office
Captain David Knight	Polk County Sheriff's Office

OPN ARCHITECTS, INC.

Dan Thies, AIA, LEED AP	President
Terry Gebard, AIA, LEED AP	Principal-In-Charge
David Hill, AIA	Project Manager
Emily Kistner, AIA, LEED AP	Project Architect
Ellen McCulley, LEED AP	Former Associate Architect with OPN

NATIONAL CENTER FOR STATE COURTS

Gordon Griller	Principal Court Management Consultant
Nathan Hall, LEED AP	Architect / Court Management Consultant

OTHER CONSULTANTS

KJWW Consulting Engineers
Shuck-Briston Inc.
Stecker-Harmsen, Inc.
Ruhl & Ruhl Commercial Company

P2

overview

P4

existing conditions

P8

design concept

P10

phase one

P14

phase two

P18

phase three

P22

phase four

background

2008 • Polk County voters defeat a \$132 million dollar bond referendum to renovate the county courthouse and construct a new adjacent court building.

2009 • The Polk County Board of Supervisors embarks upon a series of planning efforts in an attempt to provide adequate facilities for the Fifth Judicial District Court in Polk County and to resolve long standing space issues at the Polk County Courthouse.
• The County enlists the assistance of the National Center for State Courts (NCSC), who identified strategic directions for the County to undertake in an effort to resolve the Court's pressing space problems in their study "Polk County, Iowa Court Facility Utilization Study."

2010 • The County employs OPN Architects to further assess and develop long-range space strategies and conceptual models which build upon the analysis and strategies presented in NCSC's 2009 study.
• OPN subcontracts NCSC to provide expert consultation and ensure that the design incorporates national best practices in courthouse planning and urban trial court operations.
• OPN embarks on the first phase of the study, which examines the feasibility of re-purposing the Old Main Jail to house the operations of the criminal court in Des Moines.

2011 • OPN concludes the phase one report which confirms the adaptive reuse of the Old Main Jail as a viable and cost effective strategy.

2013 • OPN completes the phase two report which offers a cost effective strategy for relocating court functions from the Historic Courthouse and county leased space into the soon to be vacated Polk County Convention Complex. The report also includes renovations plans for the Historic Courthouse in order to improve functionality and safety in the building.

P2

goals

overview

existing conditions

master plan concept

phase one

phase two

phase three

phase four

- 1 SEPARATE JUVENILE and ADULT ADJUDICATION while concurrently COLLOCATING JUVENILE JUSTICE SYSTEM PARTNERS**
- 2 vacate significant portions of the HISTORIC COURTHOUSE and phase its RESTORATION**
- 3 locate CIVIL MATTERS and related court support functions exclusively in the renovated HISTORIC COURTHOUSE**
- 4 UTILIZE EXISTING COUNTY OWNED SPACE for justice system operations and REDUCE DEPENDENCE ON LEASED SPACE**
- 5 keep core CRIMINAL and CIVIL JUDICIAL FUNCTIONS TOGETHER while permitting STAND-ALONE JUDICIAL SERVICES to DECENTRALIZE**
- 6 ensure 49 JUDICIAL OFFICERS can be ACCOMMODATED by year 2030**
- 7 promote design FLEXIBILITY and COST-SAVINGS through shared and multiple-use spaces**

These seven interrelated goals were identified in "Polk County Iowa Court Facility Utilization Study", authored by the National Center for State Courts in 2009.



Non-accessible court-room entrance



Detainees, judges, jurors, and the public utilize the same circulation zone.



Overcrowded traffic courtroom



Law clerks office in the law library due of lack of space



Operable windows and doors pose a flight risk in many courtrooms



Cloth insulated wiring doesn't meet current code and should be removed



Court attendants' desk are located in the courtrooms due to lack of space



Courtroom waiting areas are undersized, especially outside of traffic court.



Juvenile detainee holding area in first floor lobby



Outdated heating + cooling systems

courthouse deficiencies

- non-separated circulation zones for detainees, judges, jurors, + the public
- lack of secured circulation zone for detainees, holding areas, and rest rooms
- large, operable windows in courtroom pose flight risk
- delayed response time for issues that arise in family court on fourth floor
- open atrium presents injury risk
- main entrance, rest rooms, and courtrooms do not meet current accessibility standards
- insufficient public waiting space and main entry security screening queuing space
- inadequate jury deliberation, jury assembly and lounge space
- lack of attorney/client conferencing space
- no central cooling system
- insufficient building ventilation
- vertical egress stairs do not meet current code

overview

existing conditions

master plan concept

phase one

phase two

phase three

phase four

county owned space

The Polk County Courthouse was constructed in 1906. The building was added to the National Register of Historic Places in 1979.



POLK COUNTY COURTHOUSE

Criminal, Civil, Family, Probate, Juvenile, City Traffic

The Old Main Jail is located across the street from the courthouse. The building is primarily vacant except for some Polk County Sheriff's Office functions, which occupy the first floor and portions of the second floor and basement.



OLD MAIN JAIL

Floors B-2: Polk County Sheriff's Office
Floors 3-8: vacant

The JC Penney / Welmark Building is located across the street to the north of the courthouse. The three story building was acquired in early 2013.



JC PENNEY / WELMARK BUILDING

acquired in early 2013



POLK COUNTY RIVER PLACE

Juvenile Court Services

RIVERPOINT
500 SW 7th Street
Small Claims + Suburban Traffic Court
9,000 square feet
\$148,392 annual cost



RIVERPOINT
600 SW 7th Street
Clerk of Court Records Storage
14,705 square feet
\$154,752 annual cost



MIDLAND BUILDING
206 6th Avenue
Polk County Attorney's Office
26,016 square feet
\$279,672 annual cost



county leased space

Over the past fifty years, as the justice system has outgrown the 105 year old courthouse, numerous county operations have been forced to relocate to leased building space. Currently, Polk County appropriates \$582,816 annually to lease space at three locations for court and court related functions. These spaces provide a short-term, stopgap relief for an expanding justice system, but cause the system to become functionally disorganized. As a result, parts of the court system are confusing and not user friendly for the public.

overview

existing conditions

master plan concept

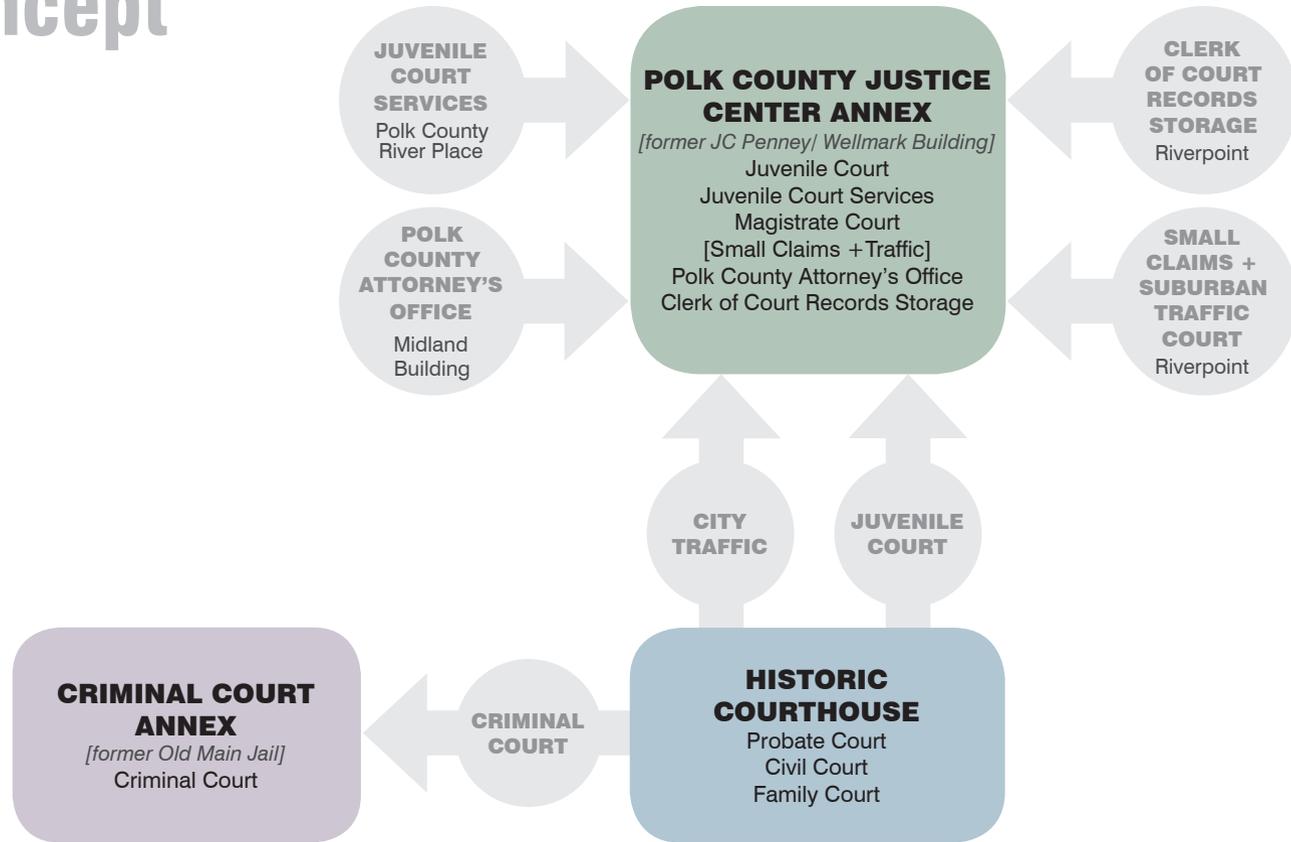
phase one

phase two

phase three

phase four

concept



P8

phasing + cost

PROJECT PHASING AND COST SUMMARY		PHASE ONE	PHASE TWO		PHASE THREE		PHASE FOUR				
Project Cost		\$2,250,000 2013	\$20,900,000 2014 2015		\$29,386,072 2016 2017		\$29,600,000 2018 2019 2020 2021				
Polk County Justice Center Annex <i>(Former JC Penney/ Wellmark Building)</i>											
Building Acquisition	\$500,000	★ May									
Polk County Attorney's Office - F3	\$1,750,000										
Clerk of Courts Record Storage - FB	\$200,000										
Historic Courthouse <i>(Priority Renovations)</i>											
Exterior Restoration	\$2,500,000										
Secure Circulation + Relocate Main Entry	\$1,500,000										
Polk County Justice Center Annex <i>(Floors B/1/2 and Exterior Renovations)</i>	\$16,700,000										
Criminal Court Annex <i>(Old Main Jail Renovation)</i>	\$29,386,072										
Historic Courthouse <i>(Civil Court Renovations)</i>	\$29,600,000										
TOTAL	\$82,136,072										\$79,886,072

overview

existing conditions

master plan concept

phase one

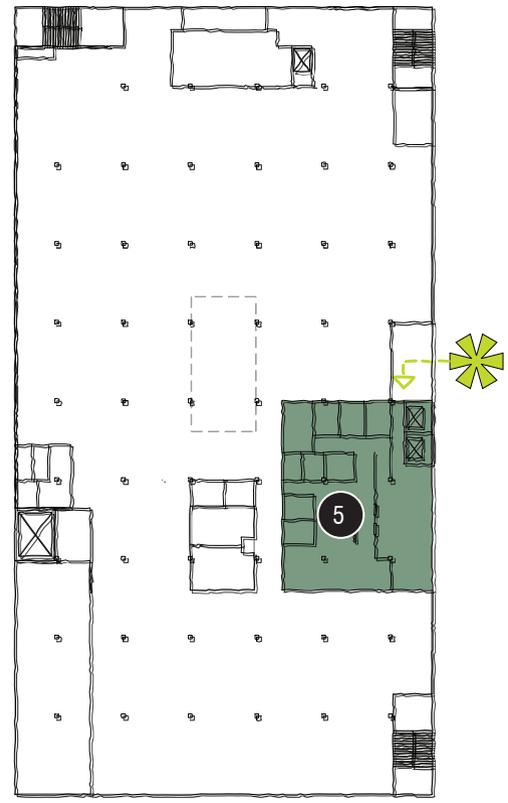
phase two

phase three

phase four

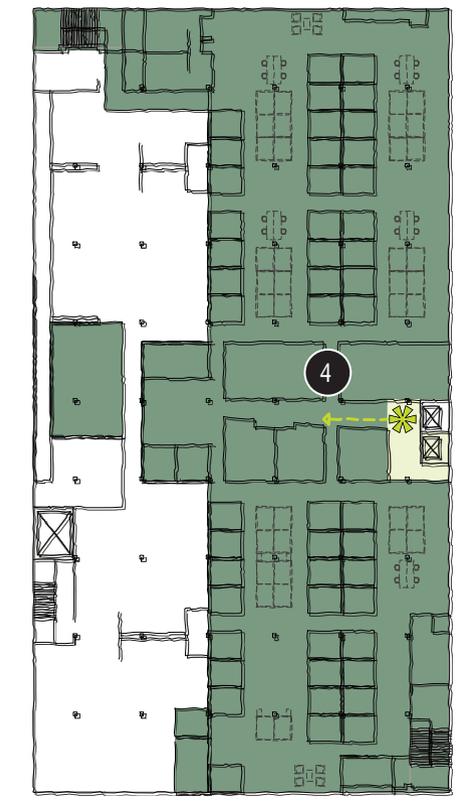
polk county justice center annex

- J juvenile court
- SC small claims court
- T traffic court
- 1 clerk of court
- 2 clerk of court record storage
- 3 juvenile court services
- 4 polk county attorney
- 5 polk county collections



F1

F3

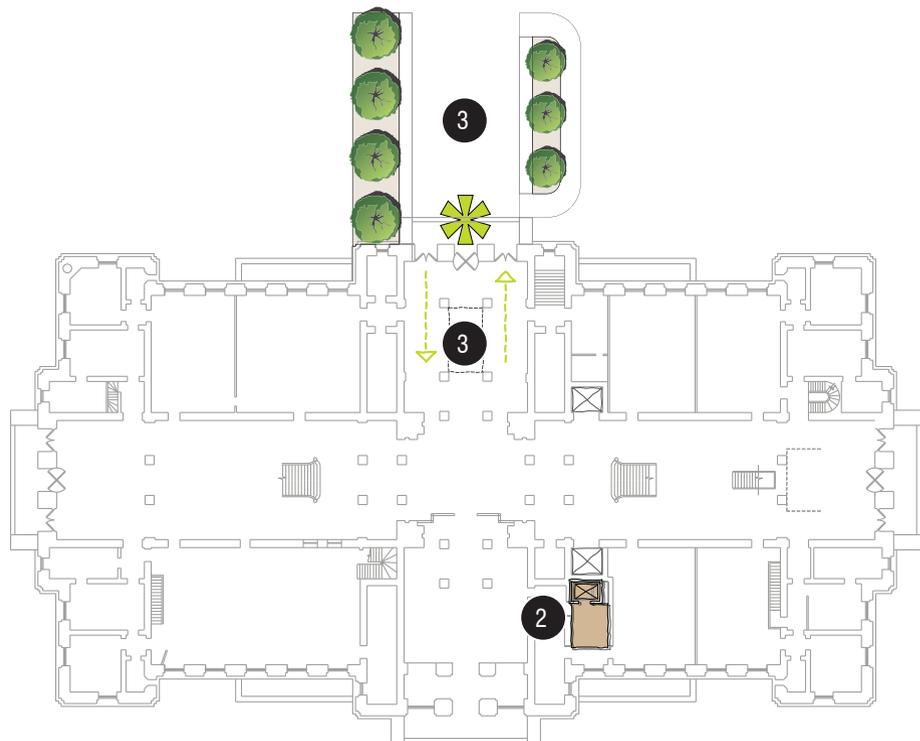


P10

- overview
- existing conditions
- master plan concept
- phase one**
- phase two
- phase three
- phase four

historic courthouse renovations

- 1 exterior restoration
- 2 secure circulation zone
- 3 relocate main entry



P12



overview

existing
conditions

master plan
concept

phase one

phase two

phase three

phase four

existing jc penney wellmark building



P14

polk county justice center annex



overview

existing
conditions

master plan
concept

phase one

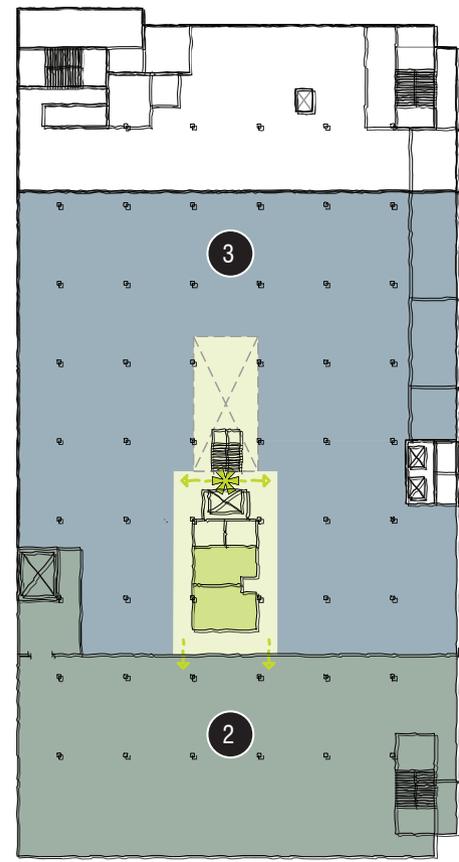
phase two

phase three

phase four

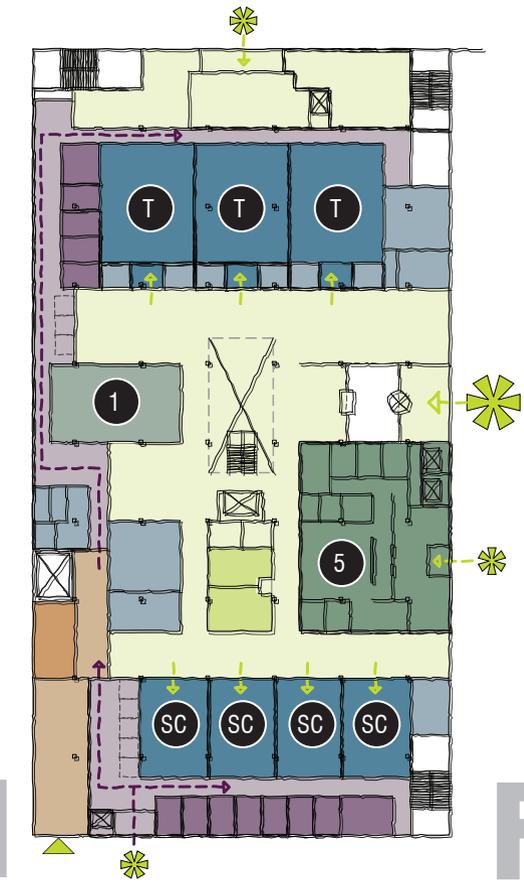
polk county justice center annex

- J** juvenile court
- SC** small claims court
- T** traffic court
- 1** clerk of court
- 2** clerk of court record storage
- 3** juvenile court services
- 4** polk county attorney
- 5** polk county collections

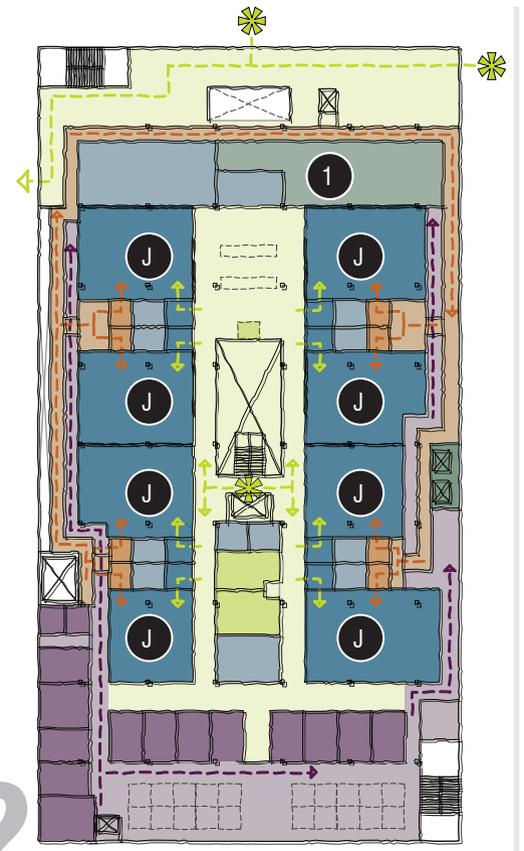


FB

F1



F2



- overview
- existing conditions
- master plan concept
- phase one
- phase two**
- phase three
- phase four

existing old main jail



P18

criminal court annex



overview

existing
conditions

master plan
concept

phase one

phase two

phase three

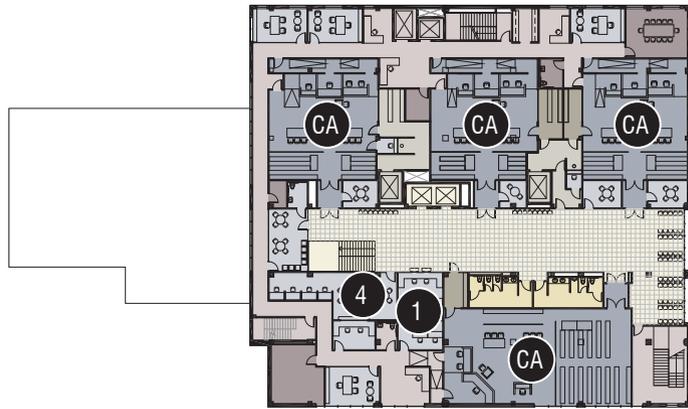
phase four

criminal court annex

- CA** criminal administrative court
- CJ** criminal juried court
- 1** clerk of court
- 2** collegial chambers
- 3** fifth judicial district department of community corrections
- 4** negotiation center
- 5** sally port

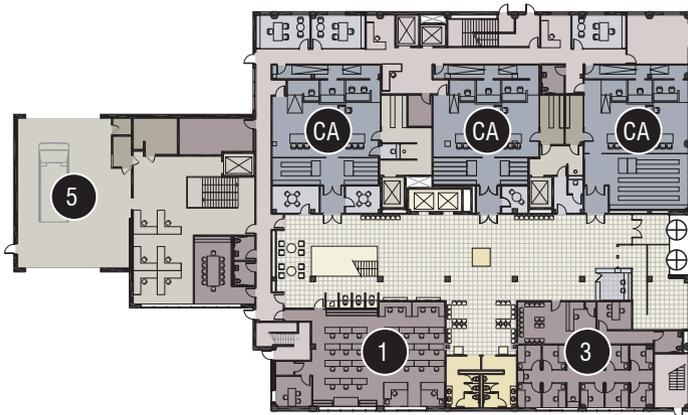
Detainee holding for the Criminal Court Annex and the Historic Courthouse will be located on the lower level of this building (not shown).

P20



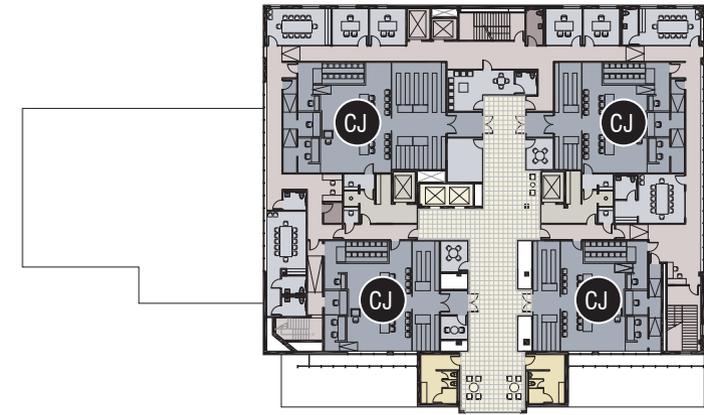
F2

F4



F1

F3



overview

existing conditions

master plan concept

phase one

phase two

phase three

phase four

historic courthouse renovations

One main objective of the renovation is to restore the original grandeur of the Polk County Courthouse.



P22

overview

existing conditions

master plan concept

phase one

phase two

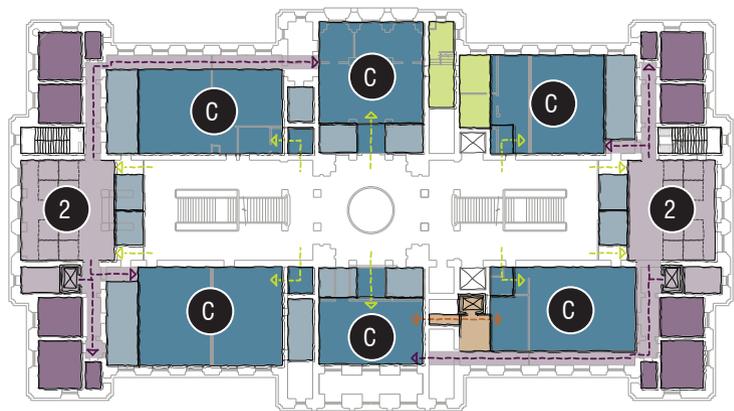
phase three

phase four

historic courthouse renovations

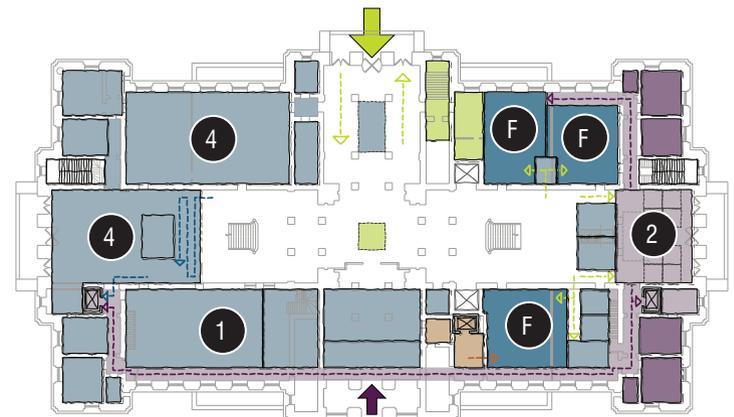
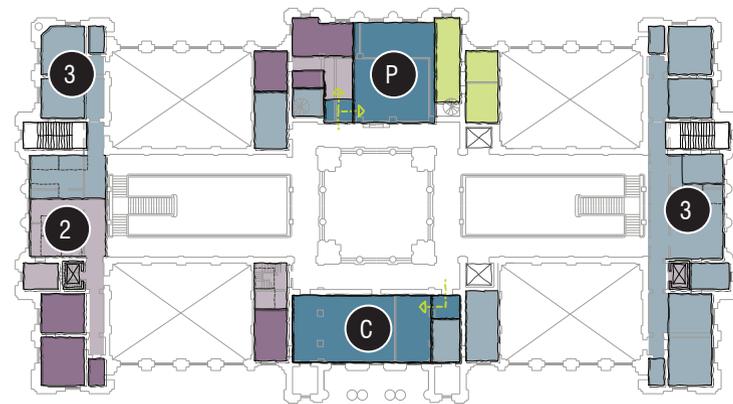
- C** civil court
- F** family court
- P** probate court
- 1** clerk of court
- 2** collegial chambers
- 3** court administration
- 4** jury assembly

P24



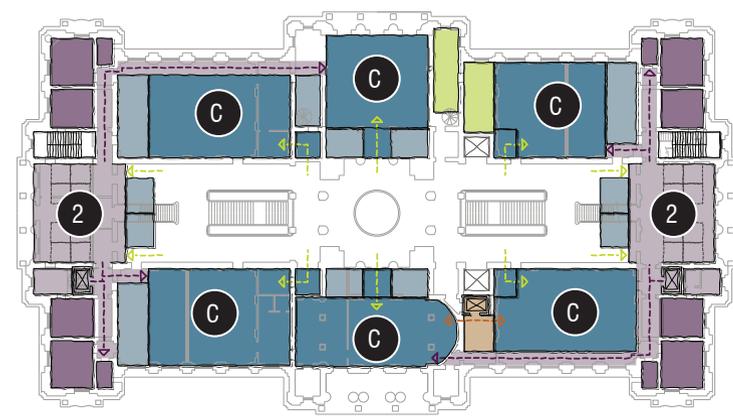
F2

F4



F1

F3



overview

existing conditions

master plan concept

phase one

phase two

phase three

phase four