



POLK COUNTY

FIFTH JUDICIAL DISTRICT MASTER PLAN

07.23.13

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Stecker-Harmsen, Inc.
Ruhl & Ruhl Commercial Company

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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 vacated JC Penney / Wellmark building. The report also includes renovations plans for the Historic Courthouse in order to improve functionality and safety in the building.

goals

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- 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 multi-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



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.



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



Operable windows and doors pose a flight risk in many courtrooms



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

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county owned space

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

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.

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

Juvenile Court Services is currently located at Polk County River Place.



POLK COUNTY COURTHOUSE

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



OLD MAIN JAIL

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



JC PENNEY / WELLMARK 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.

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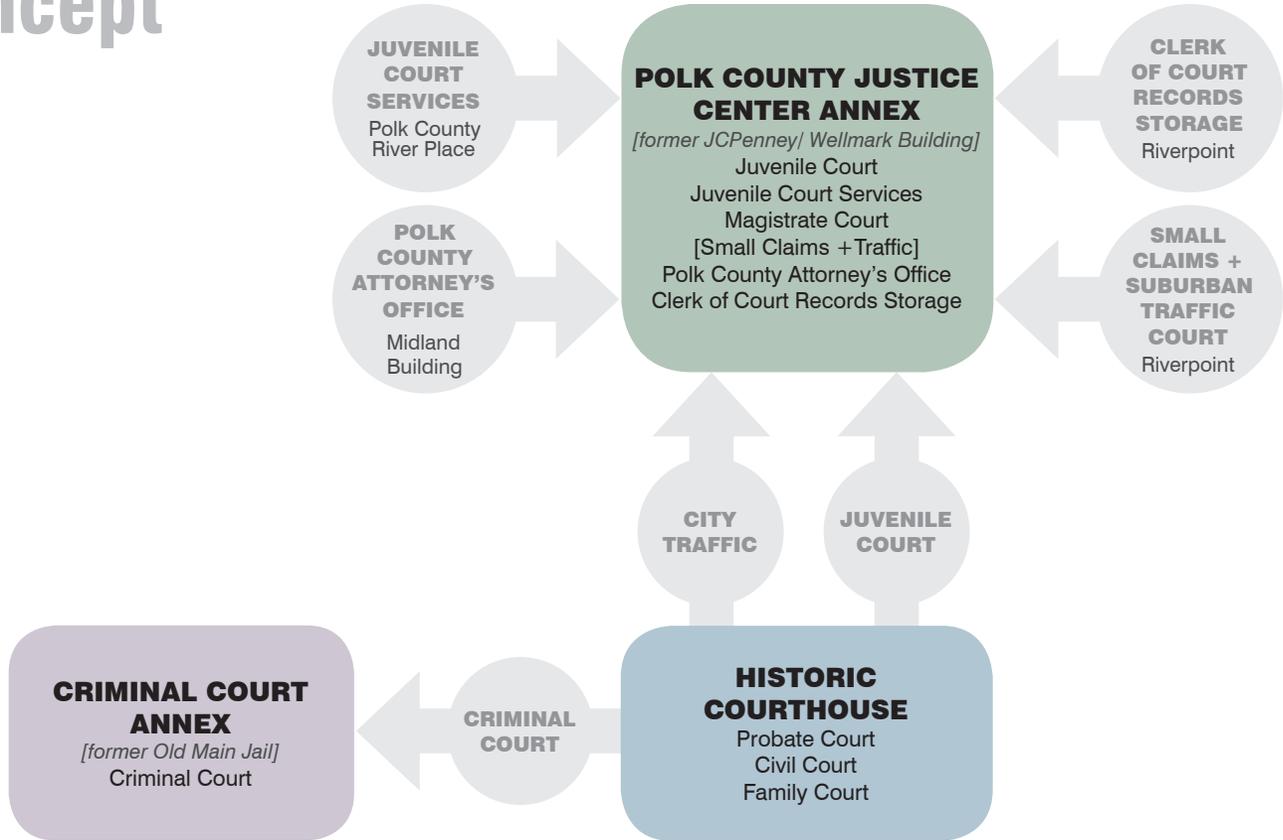
phase one

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concept



phasing + cost

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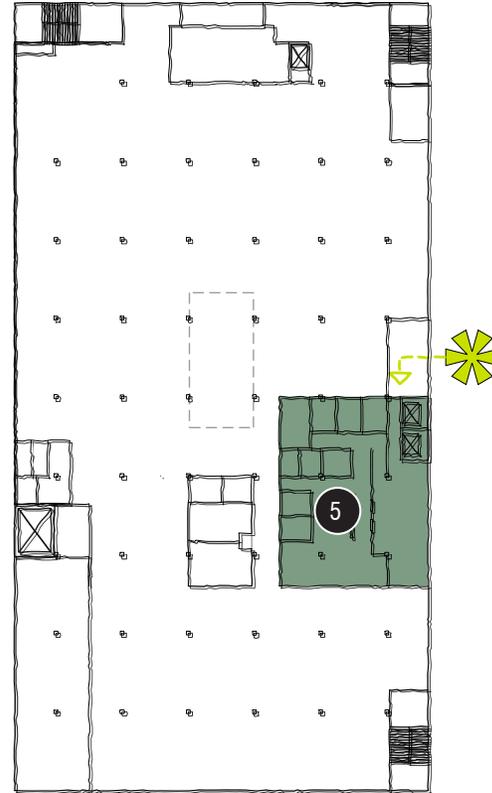
phase four

PROJECT PHASING AND COST SUMMARY		PHASE ONE	PHASE TWO		PHASE THREE		PHASE FOUR		
Project Cost		\$1,753,050 2013	\$20,700,000 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	\$1,053,050								
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								
				1 year escalation added					
Criminal Court Annex <i>(Old Main Jail Renovation)</i>	\$29,386,072								
						2 years escalation added			
Historic Courthouse <i>(Civil Court Renovations)</i>	\$29,600,000								
								6 years escalation added	
TOTAL	\$81,439,122		SUB TOTAL PHASE 2/3/4						\$79,686,072
County Financing Cost									\$1,100,000
TOTAL PHASE 2/3/4									\$80,786,072

* November 2013, referendum amount is \$81 million (to be borrowed in phases). Total project cost is estimated at \$89,160,000. Costs above bonded amount shall be paid from available County funds.

polk county justice center annex

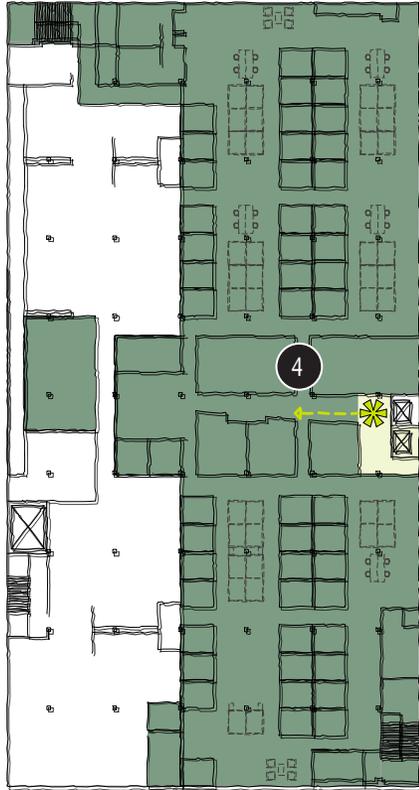
- J juvenile court
- SC small claims court
- T traffic court
- 1 clerk of court
- 2 clerk of court record storage
- 3 juvenile court services
- 4 polk county attorney
- 5 polk county collections



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phase one

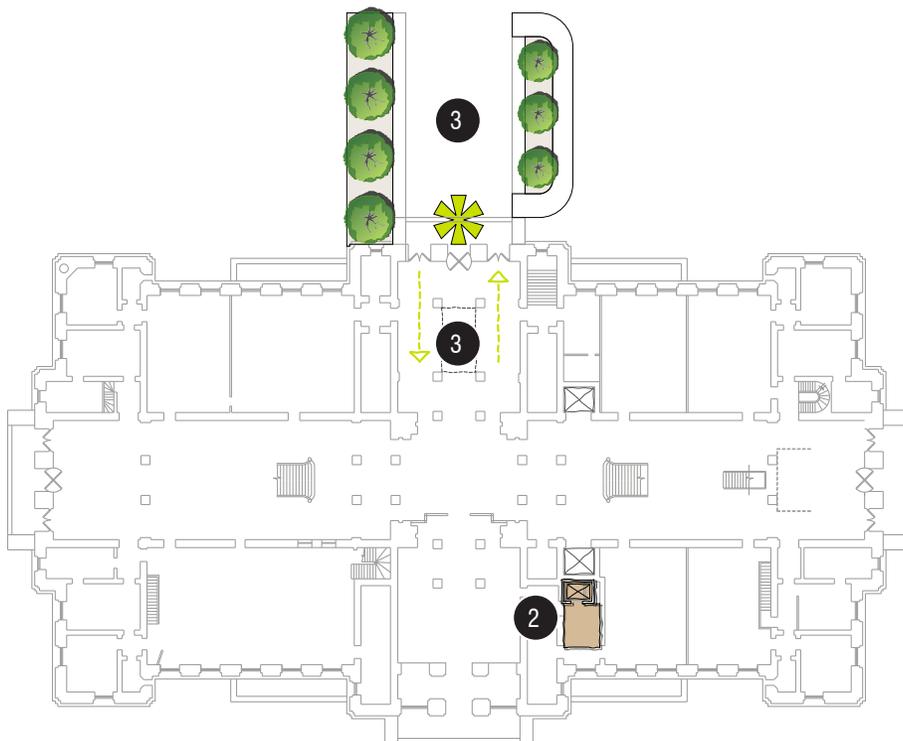
phase two

phase three

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historic courthouse renovations

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





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existing jc penney wellmark building



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polk county justice center annex



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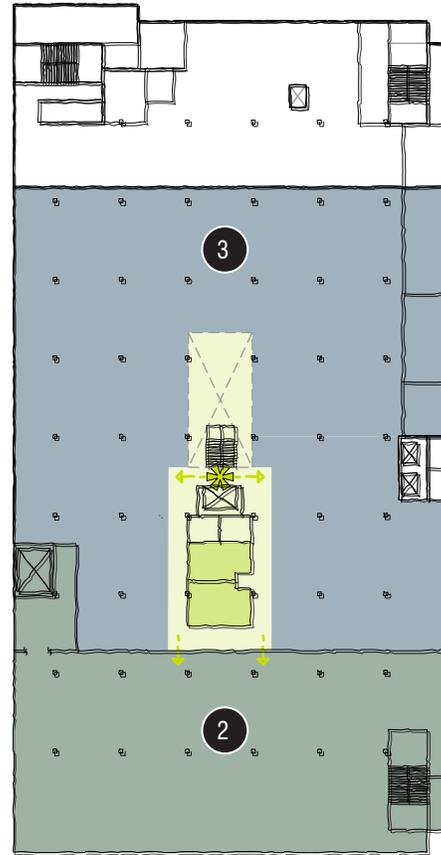
phase two

phase three

phase four

polk county justice center annex

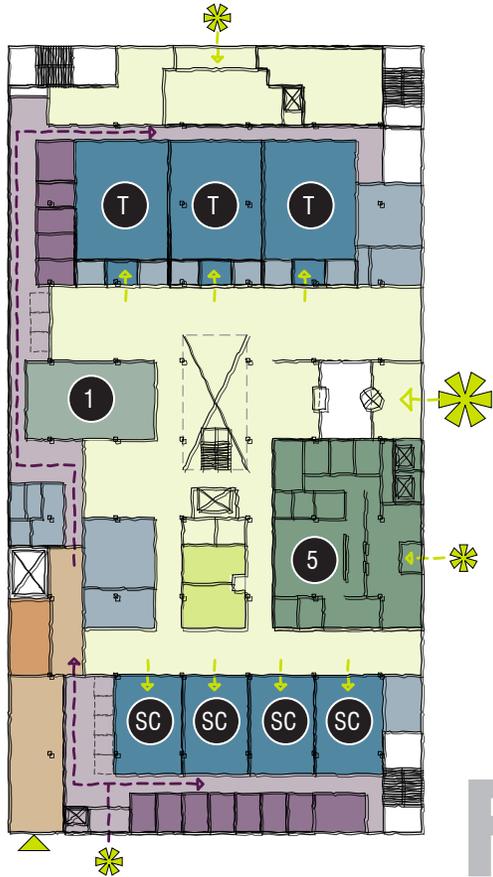
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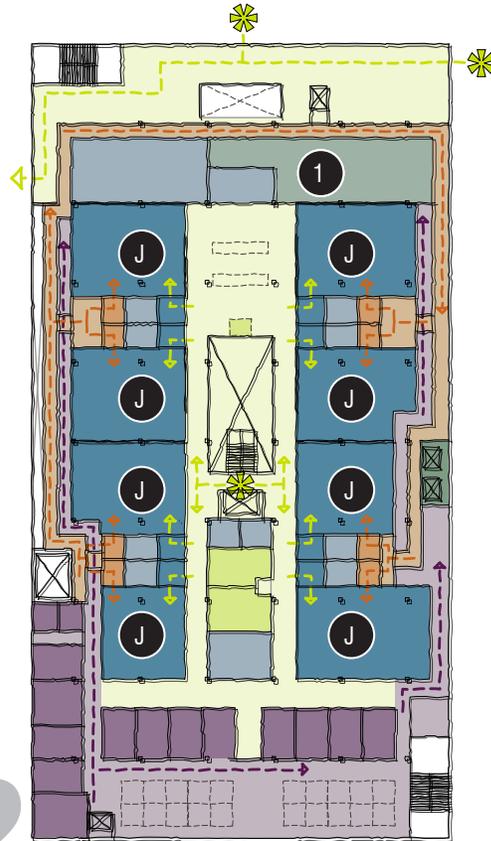
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existing old main jail



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criminal court annex

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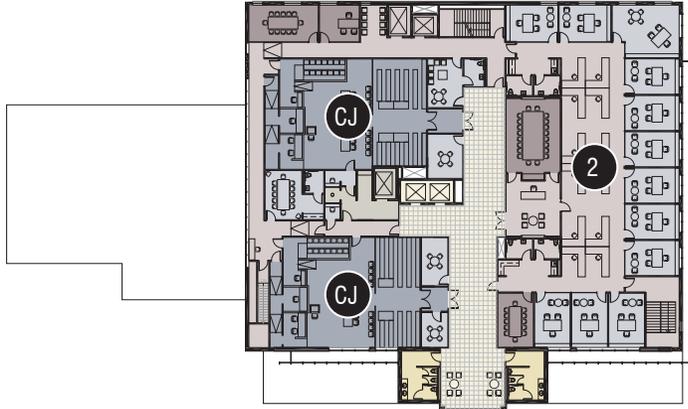
phase two

phase three

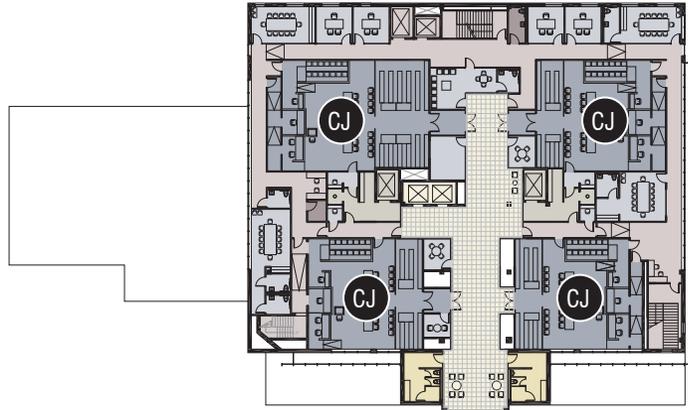
phase four



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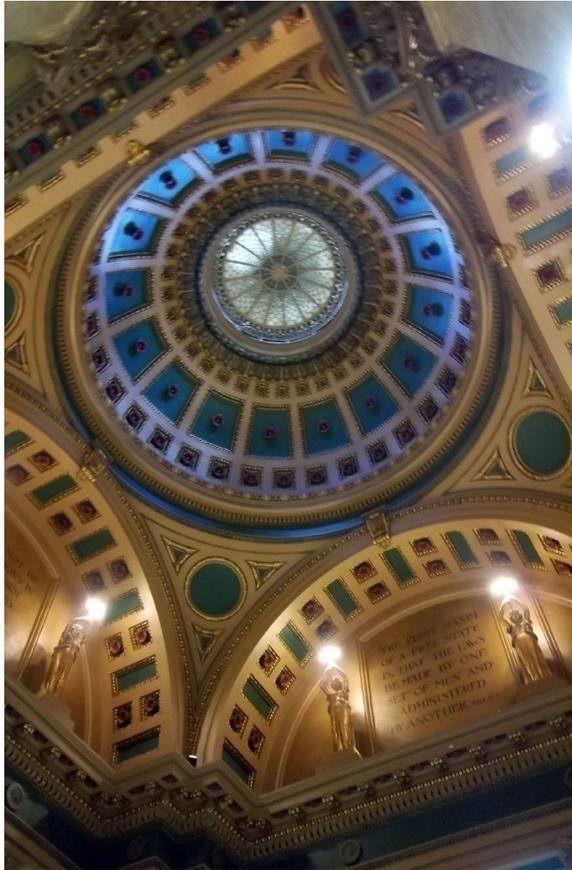
phase three

phase four

historic courthouse renovations

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





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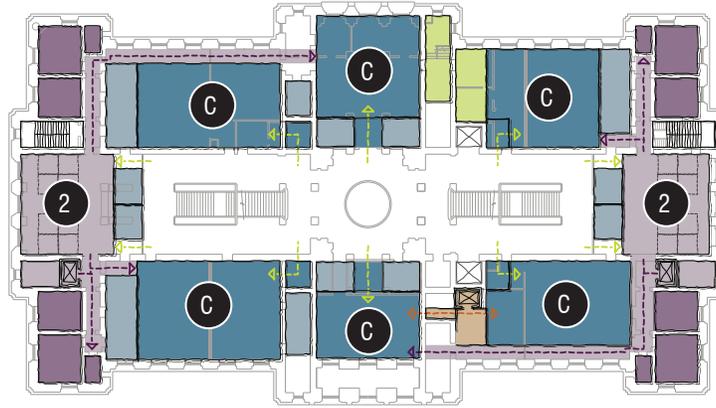
phase three

phase four

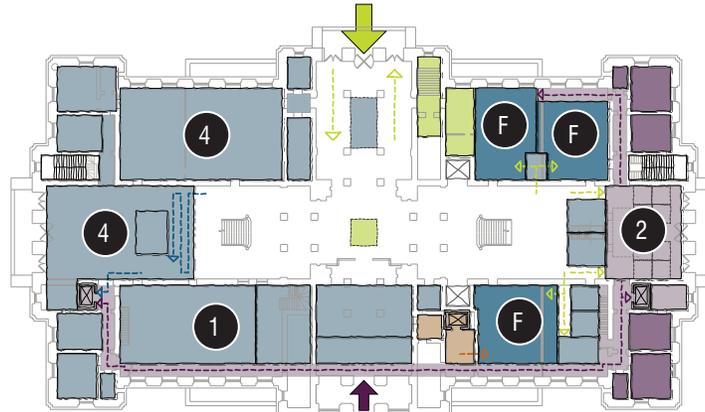
historic courthouse renovations

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

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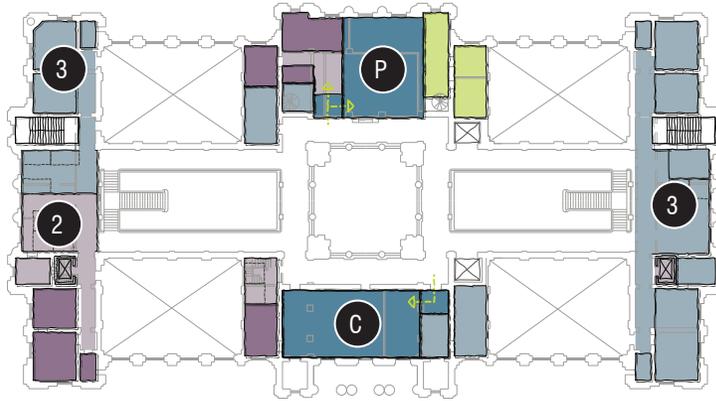


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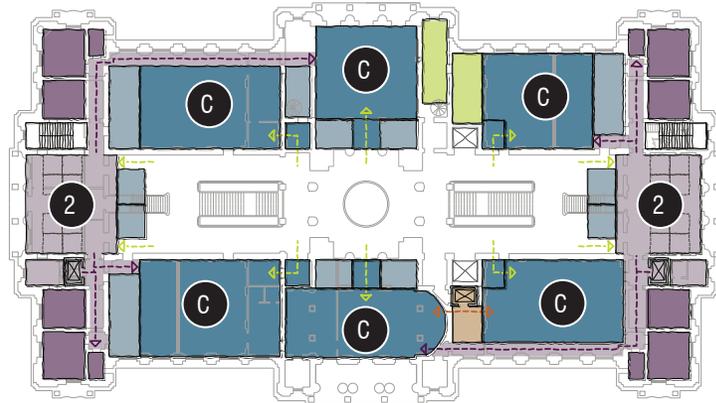


F1

F4



F3



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