

ATTACHMENT T:

ADDENDUM 1



**CHILDREN AND FAMILY JUSTICE CENTER
CONTRACT NUMBER C00863C13**

Addendum Number 1

Proposers are hereby notified that the solicitation documents of said Contract have been amended as hereinafter set forth:

Ref.	Page or Drawing	Location and Description of Change
		PART A – REQUEST FOR PROPOSAL
1.1	58	<p>3.3.3.1. DELETE C and REPLACE with:</p> <p>“C. No Cost Test Fit (200)</p> <ol style="list-style-type: none">1. The purpose of the space plan test-fit is to demonstrate that the approved space program can be accommodated within the proposed final design concept, and to identify special tenant requirements affecting the design of the core/shell. The space plan test-fit plan shall be considered part of the offer and will not incur additional expense to the County.2. Based upon the square footages, agency adjacencies, intended usages (i.e., public, private, and secured circulations), ingress/egress for each user type, parking requirements, etc., the Design-Build team will be required to provide a test-fit plan for evaluation. The test-fit plan shall include the following elements:<ol style="list-style-type: none">(a) A plan for each floor, including the basement and parking areas, reflecting all the necessary elements shall be included in an 18” x 24” and scaled formats. Fully dimension the space plan room by room so that the inside dimensions of each room, work area and work stations can be easily determined. Include any special criteria such as unique floor loading requirements that shall have an impact on further development of the design concept.(b) Program Area Comparison: Schedule in a spreadsheet matrix format of the building floor plan areas provided in the Proposal, compared to the RFP’s space programming documents room by room and note any variances.”
		PART B – FACILITY PERFORMANCE STANDARDS
1.2	26	<p>Fenestration, ADD new paragraphs:</p> <p>"Designing courtrooms with windows (either interior or exterior) requires careful consideration of the benefits, potential problems, and costs. If a courtroom is designed with windows, precautions will be necessary to maintain security and environmental controls. A courtroom may have windows (regular or clerestory) or skylights to obtain the benefits of daylight.</p> <p>Windows and skylights must control heat gain/loss, brightness, glare, noise, and dust infiltration. A means of darkening the room must also be provided that requires easy operation and low maintenance. To prevent distraction and increase security, higher windowsills or clerestory windows or skylights are more desirable. Exterior windows for all courtrooms must be ballistic resistant."</p>

Ref.	Page or Drawing	Location and Description of Change
1.3	42	Loading Dock, ADD new paragraph: "The loading dock and the path to the loading dock shall accommodate delivery trucks 40' long by 13'-6" height. A minimum 20 foot vertical clearance is needed in the vicinity of the Trash/Compactor area and Recycling Sorter/Containers area (Facility Program spaces 1.713 and 1.714) to allow for the removal/delivery of roll off type truck/dumpster."
1.4	42	Security Glazing, second paragraph DELETE "... (Type G6 in..." and REPLACE with: "... (Type GL7 in..."
1.5	64	Bullet and Break Resistant Glazing and Shielding, fourth bullet DELETE : "... (Type G3)... ", and REPLACE with: "... (Type GL4)..."
1.6	121	Section 6 - Mechanical Engineering Systems, a. Introduction and General Objectives of the Mechanical Standard, Introduction, ADD new sentence: "For the purposes of this document the words "Building Control systems (BCS)" and "Building Management systems (BMS)" are synonyms."
1.7	121	Section 6 - Mechanical Engineering Systems, a. Introduction and General Objectives of the Mechanical Standard, Maintenance and Reliability, ADD new second paragraph: "King County, Building Services Section will operate the facility post-construction. County will require from the Design-Build team to allow for four (4) hours per month for meetings to discuss system and building performance during the Measurement & Verification period. Any system anomalies discovered by the Design-Build Team during the M&V shall be brought up to the County project team immediately, and a resolution."
1.8	129	Section 6 - Mechanical Engineering Systems, a. Introduction and General Objectives of the Mechanical Standard, Plumbing Systems, Storm Drains, third bullet, DELETE "...BMS..." and REPLACE with "...BCS..."
1.9	130	Section 6 - Mechanical Engineering Systems, b. Plumbing Systems, Plumbing Fixtures-Detention, ADD to the second bullet: "Provide Blowout Jet, 2.4 gallons per flush (gpf) water closets. All Administration areas that is part of the detention areas shall follow the non-detention plumbing fixtures for low flow fixtures requirements"
1.10	131	Section 6 - Mechanical Engineering Systems, b. Plumbing Systems, Plumbing Fixtures-Non-Detention, DELETE seventh bullet "Provide with hard-wired, hands free flushometer with 1.28 gallon per flush." And REPLACE with ""Provide water closet with hard-wired, hands free flushometer with 1.28 gallon per flush."

Ref.	Page or Drawing	Location and Description of Change
1.11	131	Section 6 - Mechanical Engineering Systems, b. Plumbing Systems, Plumbing Fixtures-Non-Detention, ninth bullet DELETE "... 0.125 gallons per flush" and REPLACE with: "... 0.5 gallons per flush"
1.12	136	Section 6 - Mechanical Engineering Systems, c. Heating, Ventilating, and Air Conditioning (HVAC) Systems Design Criteria, Ventilation Design Criteria, second paragraph, DELETE "Toilets and janitor closets shall be exhausted at a minimum rate of 75 cfm per water closet or urinal" and REPLACE with: "Toilets and janitor closets shall be exhausted at a minimum rate of 1.5 cfm per square feet."
1.13	197	Energy Life Cycle Analysis (ELCCA), DELETE bulleted items: "Energy Plus" "(IESVE) Integrated Environmental Solutions Virtual Environment"
1.14	222	AV Systems-Courtrooms, General, ADD new third paragraph: "Provide infrastructure to facilitate the incorporation of video recordings into the official Court Recording System: infrastructure will include but not be limited to conduit, back boxes, and any specialty hardware that is needed to be incorporated into the walls, ceiling, and floors."
		PART C – FACILITY PROGRAM
1.15	2-20	1.100 Entry Security Screening, Component Description, ADD new second paragraph: "Superior Court's current policy requires judicial officers entering County courthouses to be screened with the public. This policy may change in the future. The CFJC courthouse design shall include both a pathway from judges' parking to the main public security screening station and the flexibility to bypass the main public security screening by having a direct access pathway from judges' parking to judicial circulation if the current policy is changed."
1.16	3-10	Detention Lobby, third paragraph DELETE "Since screening staff will not be available between 2300-2700, once allowed into the Public Lobby, the staff or visitor will proceed to doors that are remotely operated by Detention Central Control that lead into the Detention Lobby." And REPLACE with "Since screening staff will not be available between 2300-2700, the Detention Lobby must be physically separated from the public lobby to prevent persons passing between the two lobbies between the hours of 2300-0700. During other hours the physical separation will be 'opened' to allow persons access between the two lobbies."
1.17	3-13	Detention Administration, ADD new paragraph : "A vertical circulation pathway (elevator and stair) shall be provided between the Director's Area, (1.300 Detention Administration) and 2.000 Operations, in as close proximity as possible to 2.1000 Detention Administration inside the secure perimeter. Doors and elevator will be controlled by Detention Security Electronics System."

Ref.	Page or Drawing	Location and Description of Change
1.18	4-3	Building and Site Organization, 9. ADD to the end of the paragraph: <p>"The fourth and fifth levels of the court facility shall include seven family law courts, the PAO's Family Support Unit and DV Advocates and all spaces identified as "New Space" in Appendix A, Court Phase II Space Detail. All courtrooms in the facility should be designed with maximum flexibility to have the capability to be used for different functions in the future."</p>
1.19	4-5	Site Circulation Concepts, ADD to end of 5th bulleted paragraph: <p>"Access from the parking garage to screening area by a skybridge or elevated walkway is not desirable."</p>
1.20	4-5	Site Circulation Concepts, ADD a new sixth and seventh bullets: <p>"The Design Build entity's design shall include an emergency evacuation area that allows for a standard King County metro bus (31'-6") to drive onto the site, load the incarcerated youth, and leave the site. All components of the egress path to the bus shall be compliant with all building codes. The evacuation area may be located within the vehicle sally port, or it may be located elsewhere as long as provisions for safe egress, together with physical barriers such as fencing to prevent escape are included. A three point turn around for the bus to leave the site is acceptable, as is a drive through arrangement compliant with City of Seattle SDOT for site access to and from public right of ways.</p> <p>Figure 4.4 shows a separate Vehicle sally port for Detention (youth), and a separate Adult Sally Port. These may be combined into one Vehicle Sally Port as long as access to Admissions and Release is direct, access to Adult Holding is direct, and conformance with Part C: Facility Program, Chapter 2 Court Program, Security, 13.300 Central Adult Holding (pgs. 2-98 and 2-99) and Part C: Facility Program, Chapter 3 Detention Program, Space Program, 2.0 Operations (pgs. 3-19 through 3-26). The vehicle sally port must be sized to allow for 4 parking stalls 9'-0" wide by 18' long with adequate space for vehicles to easily maneuver in and out of the vehicle sally."</p>
1.21	4-8	Facility Program, Public Open Areas ADD new paragraph: <p>"Based on community input, it is desirable to have a landscape link between the Open Area in the NE corner and the Alder Connection within the building setback along 14th Ave."</p>
1.22	4-15	DELETE Figure 4-6 and REPLACE with Revised Figure 4-6. See attached.
1.23	Appendix C C-1	Adjacency, DELETE "Alder School should be easily accessible from Juvenile Detention Administration and ASD/CSO offices." and REPLACE with: <p>"The Alder School has no specific adjacency requirement to any particular court or detention program element, however, the Alder School should not be located adjacent to any courtroom, probation, child care, or cafe. The Alder School should be located to allow easy access for the students to move from the screening area to the school. The Alder School shall also be located so that noise or activity generated by the classroom operations will not disrupt other courthouse or detention operations located near it."</p>

Ref.	Page or Drawing	Location and Description of Change
		QUESTIONS AND RESPONSES King County provides the following questions and responses as clarifications of the referenced Request For Proposal provisions.
1.24		Q: Is a re-zone possible for the center portion of the site north of Alder, from LR-3 to NC3P-65? R: No, See Part A, RFP, paragraph 1.5.6. The proposed draft texts amendments maintain the existing boundaries of the LR-3 and NC3P-65 zoning boundaries on the site.
1.25		Q: The survey shows a number of bump-ins along the 14th Avenue lot line. Could the County consider swapping these city-owned areas for the park in the northeast corner of the block? R: A: No, See Part A, RFP, paragraph 1.5.6. The proposed draft texts amendments would allow the DPD director to waive or modify the setback requirements to accommodate unique programming or structural needs as long as the urban design objectives of 23.51A.004 C are met.
1.26		Q: Is 2030 compliance a goal or just something to keep in mind? R: It is a goal per Part B, Section 8 - Energy and Sustainability Life Cycle Analysis, Report on Alternatives for Heating and Cooling CFJC, pg 198, "the Design Team Entity shall submit a separate report meeting the requirements of 2012 King county Ordinance 17304 with the first design submittal (100% Schematic Design).".
1.27		Q: According to the facility program, judges would be screened for security with the public. Confirm this is the intent. R: See Ref. 1.15 above.
1.28		Q: Phase 2 court program does not specify adjacency requirements; for instance, which family courtroom, if any, would need to be located on the ground floor? R: See Ref 1.18 above.
1.29		Q: Who is controlling the electronics for the court holding area? R: See Part B Facility Performance Standards, pages 239 & 240, and Part C Facility Program, p. 3-19. DAJD will be controlling the security electronics for the court holding area, either from a security electronics station located in the court holding area or from Central Control.
1.30		Q: Is superior court interest in future possibility of video expansion? R: King County requires the infrastructure to support video recording for the official court record be included in the project. See Ref. 1.14 above.
1.31		Q: Is daylighting in the courtrooms allowed? R: See Ref 1.2 above.
1.32		Q: Alder School location, access and adjacencies? R: See Ref. 1.23 above.

Ref.	Page or Drawing	Location and Description of Change
1.33		<p>Q: Can the PAO's Family Support Unit be located apart from Phase 1 PAO?</p> <p>R: Yes. See Ref 1.18 above.</p>
1.34		<p>Q: Are escalators acceptable?</p> <p>R: No</p>
1.35		<p>Q: Can there be overlap between the court and detention programs on the lower level?</p> <p>R: Yes, the court facility may be constructed over the Detention facility. This is graphically indicated in Part C Facility Program, figure 4-1 (p. 4-10) and figure 4-2, (page 4-11) that shows a portion of the Dept of Judicial Admin on the 2nd floor over a portion of detentions Admissions Release on the first floor.</p>
1.36		<p>Q: Is a detached conference facility allowed?</p> <p>R: No. All occupants of the conference center must have passed through the main public security screening area.</p>
1.37		<p>Q: Is the food service to be inside the secured area or outside perimeter?</p> <p>R: The kitchen is within the detention secured perimeter. The perimeter door between the kitchen and the loading dock will be controlled by Central Control.</p>
1.38		<p>Q: Is the vehicle sally port elevator adjacent to admissions release?</p> <p>R: The adjacency is required: see Part C: Facility Program, pages 3-25 and 3-26.</p>
1.39		<p>Q: Does emergency bus access need to be in the sally-port?</p> <p>R: See Ref. 1.20 above.</p>
1.40		<p>Q: Where is the optimal location for the elevator from Detention Administration to secure detention?</p> <p>R: See Ref. 1.17 above</p>
1.41		<p>Q: Is the after-hours access to detention clear in the documents?</p> <p>R: See Ref. 1.16 above.</p>
1.42		<p>Q: Would the County entertain an alternate below grade parking layout that has columns between stalls on one side of the isle with open parking on the other side?</p> <p>R: No. Refer to Part B, Facility Performance Standards, page 246: "Stand-alone parking structures shall utilize long span structural systems which do not have columns between parking stalls."</p>
1.43		<p>Q: Are 3 separate parking lots (judges, staff, public) acceptable?</p> <p>R: Refer to Part C, Facility Program, page 4-6. There are two primary parking components-public parking and staff parking. A separately secured area shall be developed to accommodate 20 judicial officer parking stalls either within the staff garage or adjacent to or under the court building.</p>
1.44		<p>Q: Who will operate the building post-construction?</p> <p>R: See Ref. 1.7 above.</p>

Ref.	Page or Drawing	Location and Description of Change
1.45		<p>Q: Please provide server load assumptions</p> <p>R: See Part B, Section 7 - Electrical Engineering Systems, sub-section d., tables B7.1 and 7.2".</p>
1.46		<p>Q: Is the SEPA document available as reference document?</p> <p>R: All SEPA documents are available as reference documents (including the transportation study) at the following website: http://www.kingcounty.gov/operations/FacilitiesManagement/currentProjects/CFJCPproposal/SEPA.aspx</p>
1.47		<p>Q: Tunnel vs sky bridge vs enclosed surface walkway?</p> <p>R: See Ref. 1.19 above.</p>
1.48		<p>Q: Clarify open space connection to Alder, per community input. NAC meeting minutes.</p> <p>R: See Ref 1.21 above.</p>
1.49		<p>Q: What are the minimum dimensions of the open space?</p> <p>R: See attached revised Figure 4-6.</p>
1.50		<p>Q: Character of the open space? (see landscaping section of performance standards).</p> <p>R: The character of the NE open space is described in Part B, Facility Performance Standards, page 105, and Part C, Facility Program, page 4-8.</p>
1.51		<p>Q: Can Proposers have a tour of the Emergency Dispatch Center?</p> <p>R: The connectivity currently employed in the EDC equipment room will be replaced between now and the completion of construction of the CFJC. Because of this the County does not believe touring the existing equipment room will provide relevant information to the Proposers.</p>
1.52		<p>Q: Define FF&E allowance.</p> <p>R: FFE included in Allowances 1 and 2 is to include the following type of furniture or equipment; Courthouse: workstations (systems furniture), tables, desk, and chairs for private offices, conference rooms, courtrooms, white boards (including electronic), security screening equipment (parcel scanner, magnetometers, x-ray), lockers, bookcases, evidence storage units in the courtroom, building trash compactor, projectors, information kiosk, and exercise equipment. Detention: mattresses, office desk and chairs, bookcases, whiteboards (including electronic), classroom tables and chairs, televisions, visitation tables and chairs, gymnasium equipment (basketball backboards, volleyball), medical clinic equipment and furniture, lockers, dayroom tables/chairs and equipment.</p>
1.53		<p>Q: What does "no cost test fit" mean, and what is the difference between this and the other required floor plans and program reconciliation?</p> <p>R: See Ref.1.1 above.</p>

Ref.	Page or Drawing	Location and Description of Change
1.54		<p>Q: Part B - Facility Performance Standards, Section 1 - Architecture, Security Glazing (Page 42). "Exterior Ballistic Glass: High- Security ballistic-rated glazing (Type G6 Table B1.1-Interior and Exterior Glazing Types) shall be used at exterior windows in courtrooms and judicial chambers. Coordinate with Room Data Sheets" Per table B1.1 (Page 43). Confirm if GL-7 is the correct reference. GL-6 is not ballistic rated.</p> <p>R: See Ref. 1.4 above.</p>
1.55		<p>Q: Part B - Facility Performance Standards, Section 1 - Architecture, Bullet and Break Resistant Glazing and Shielding (Page 64). "Attack-resistant glazing (Type G3) is required at the public counter in the Prosecuting Attorney's Office (PAO)"</p> <p>Should this be glass type GL-7 per table B1.1 (page 43)? GL-3 is frosted glass.</p> <p>R: See Ref. 1.5 above.</p>
1.56		<p>Q: What is the size of the service trucks, vans, and buses that we should plan for?</p> <p>Service Vans: height for County service vans in the parking garage is noted on p. 4-6 of Part C,</p> <p>R: See Ref. 1.3 above.</p>
1.57		<p>Q: Can the buses and services (garbage trucks) vehicles not be located under detention or adjacent? (Can the loading dock be located so that the busses and service (garbage trucks) do not need to drive under the facility?)</p> <p>R: The buses and service vehicles do not have to be located under the facility. However the adjacencies in the following sections must be met: Part C Facility Program pages 2-34, through 2-37, and Part B Facility Performance Standard p. 111.</p>
1.58		<p>Q: How relate to sally ports?</p> <p>R: There is no direct relationship between the sally port, garbage trucks and service vehicles. Also See Ref. 1.20 above regarding the bus and its relationship to the sally port.</p>
1.59		<p>Q: Can the energy model and performance guaranteed EUI be updated for climatic or internal load discrepancies?</p> <p>R: The energy model and performance guaranteed EUI and usage data may be normalized per climatic or internal load discrepancies during the M&V period and after the review and approval of county project team. The new updated performance guaranteed EUI shall still meet or exceed the guaranteed performance requirements and shall be verified in the M&V process.</p>

Attached To This Addendum:

- Revised Figure 4-6.
- Part B - Performance Standards Appendix F: Anticipated Facility Occupancy Schedule.
- Tree Inventory & Assessment (Arborist Report).
- Facility Tour Report, dated March 4-6, 2013.

This Addendum shall be attached to and form a part of the Contract Documents. All Proposers are reminded to acknowledge this Addendum on Form C of the RFP.

Date: January 29, 2014

Darren R. Chernick

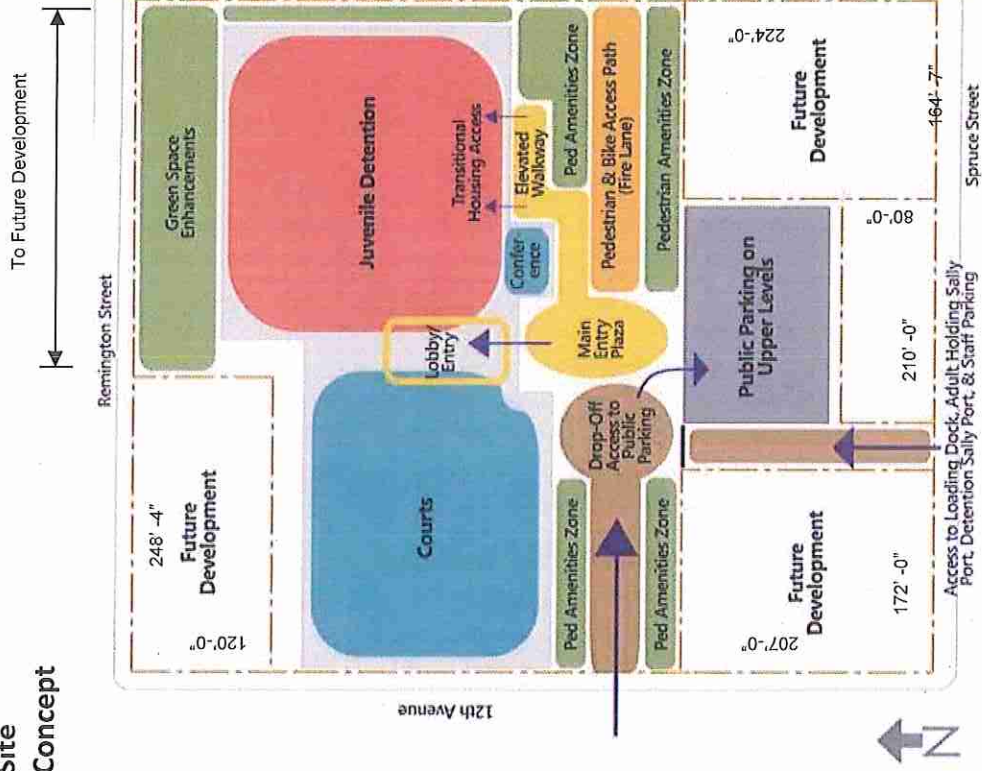
Darren R. Chernick
Contract Specialist



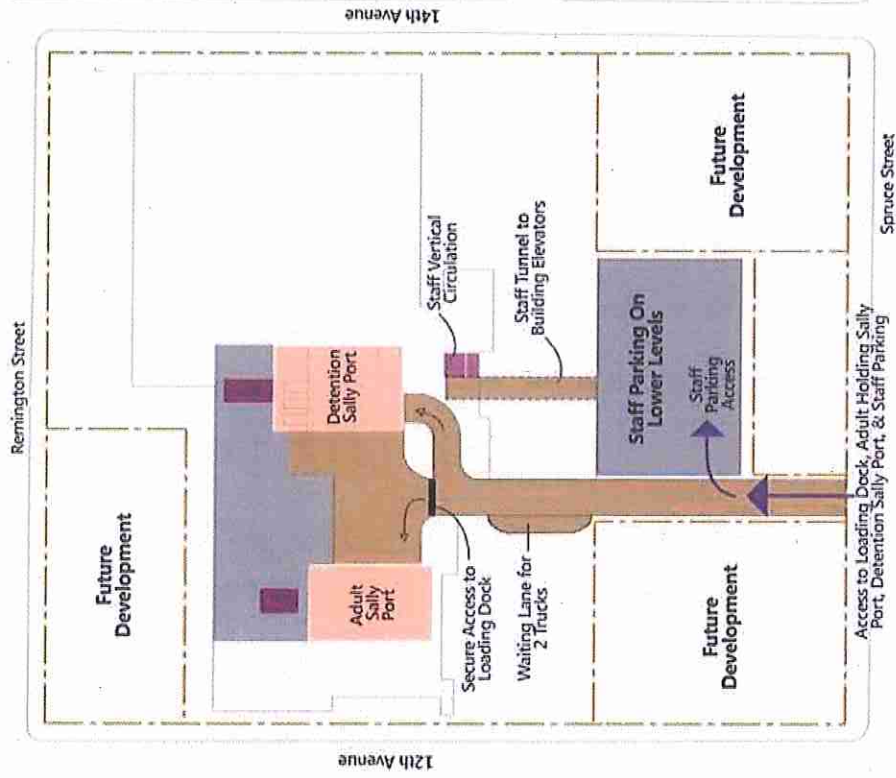
King County

Figure 4-6

Site Concept



Note The minimum overall dimensions of "Future Development" parcels are indicated as shown above.



Children and Family Justice Center Project
Part B - Performance Standards
Appendix F: Anticipated Facility Occupancy Schedule

Court Program				
ID	Component	Hours	Days	Comments
1.000	Building Support			
1.100	Entry Security Screening	0500-1200	M-S	
1.200	Public Lobby	0830-1630	M-F	These are open office hours
1.300	Public Child Care	0830-1630	M-F	These are open office hours
1.400	Shared Meeting Spaces	083-2100	M-S	This may vary depending on room and day
1.500	Staff Support	0800-1700	M-F	These are staff work times.
1.600	Information Technology/MIS	24hrs	7 Days	This may vary depending on room and day
1.700	Facilities & Building Support	24hrs	7 Days	This may vary depending on room and day
1.900	Mechanical & Electrical	24hrs	7 Days	
2.000	Resource Center	0830-1630	M-F	These are open office hours
2.100	Resource Center	0800-1700	M-F	These are staff work times.
3.000	Juvenile Court	0830-1630	M-F	These are open office hours, which could vary at times.
3.100	Chief Juvenile & Offender Courts	0830-1630	M-F	These are open office hours
3.200	Dependency Courts	0830-1630	M-F	These are open office hours
3.300	Becca and Treatment Courts	0830-1630	M-F	These are open office hours
3.400	Judicial Offices	0800-1700	M-F	These are staff work times.
4.000	Juvenile Court Administration	0830-1630	M-F	These are open office hours
4.100	Administration	0800-1700	M-F	These are staff work times.
4.200	Reform Initiatives, Analysts, Evaluators	0800-1700	M-F	These are staff work times.
4.300	Shared Space	0800-1700	M-F	These are staff work times.
5.000	Juvenile Probation Services	0830-1630	M-F	These are open office hours
5.100	Consolidated Intake Unit	0800-1700	M-F	These are staff work times.
5.200	City Unit/Supervision	0800-1700	M-F	These are staff work times.
5.300	Community Program/Restitution Monitor	0800-1700	M-F	These are staff work times.
5.400	Records Unit	0800-1700	M-F	These are staff work times.
5.500	Evidence Based Programs & Student Intern Unit	0800-1700	M-F	These are staff work times.
5.600	Warrants	0800-1700	M-F	These are staff work times.
5.700	Shared Space	0800-1700	M-F	These are staff work times.
6.000	Treatment Services	0830-1630	M-F	These are open office hours
6.100	Juvenile Drug Court	0830-1630	M-F	These are open office hours
6.200	Family Treatment Court	0830-1630	M-F	These are open office hours

Children and Family Justice Center Project
Part B - Performance Standards
Appendix F: Anticipated Facility Occupancy Schedule

ID	Component	Hours	Days	Comments
6.300	Juvenile Justice Assessment Team (JJAT)	0800-1700	M-F	These are staff work times.
7.000	Juvenile Services Division	0830-1630	M-F	These are open office hours
7.100	Partnership for Youth Justice	0830-1630	M-F	These are open office hours.
7.200	At-Risk Youth (Becca) Program	0830-1630	M-F	These are open office hours
7.300	Court Operations	0830-1630	M-F	These are open office hours
8.000	Dependency CASA	0830-1630	M-F	These are open office hours
8.100	Dependency CASA	0800-1700	M-F	These are staff work times.
9.000	Judicial Administration/Clerk	0900-1630	M-F	These are open office hours
9.100	Management	0700-1800	M-F	These are staff work times.
9.200	Cashiering	0900-1630	M-F	These are open office hours
9.300	Case Processing	0900-1630	M-F	These are open office hours
9.400	Records Services	0900-1630	M-F	These are open office hours
9.500	Court Services	0900-1630	M-F	These are open office hours
9.600	Step-Up Program	0900-1630	M-F	These are open office hours, has after hours conferencing needs.
9.700	Shared Spaces	0700-1800	M-F	These are staff work times.
10.000	Prosecuting Attorney	0830-1630	M-F	These are open office hours
10.100	Juvenile Offender Unit	0800-1700	M-F	These are staff work times.
11.000	Public Defense	0800-1700	M-F	These are staff work times.
11.100	Juvenile Offender Unit	0800-1700	M-F	These are staff work times.
12.000	Children's Administration & Attorney General	0830-1630	M-F	These are open office hours
12.100	Juvenile Court Office	0800-1700	M-F	These are staff work times.
13.000	Security			
13.100	Security Operations	0500-1200	M-S	
13.200	Central Juvenile Holding	0830-1630	M-F	
13.300	Central Adult Holding	0830-1630	M-F	
Detention Program				
ID	Component	Hours	Days	Comments
1.000	Administration			
1.100	Public Entry	0600-2100	365/yr	
1.200	Visitation	0600-2100	365/yr	
1.300	Detention Administration (outside of detention)	0600-1800	365/yr	

Children and Family Justice Center Project
Part B - Performance Standards
Appendix F: Anticipated Facility Occupancy Schedule

ID	Component	Hours	Days	Comments
2.000	Operations			
2.100	Detention Administration (inside detention)	24/day	365/yr	
2.200	Central Control	24/day	365/yr	
2.300	Admissions Release	24/day	365/yr	
2.400	Staff Support	24/day	365/yr	
3.000	Support Services			
3.100	Food Service	0500-1900	365/yr	
3.200	Medical Services	24/day	365/yr	
3.300	General Services	0700-1700	M-F	
3.400	Detention IT services	0700-1700	M-F	
4.000	Programs			
4.100	Education	0700-2200	365/yr	
4.200	Recreation	0700-2200	365/yr	
4.300	Library Spiritual Center	0700-2200	365/yr	
5.000	Housing			
5.200	Pod "A" Orientation/General Housing	24/day	365/yr	
5.100	Pod "B" General Housing	24/day	365/yr	
5.400	Pod "C" Transitional Housing	24/day	365/yr	

TO: Gay Boyce, King County Facilities Management Division
JOB SITE: Children & Family Justice Center - 300 12th Ave, Seattle, WA 98122
SUBJECT: Tree Inventory & Assessment
DATE: January 2, 2014
PREPARED BY: Haley Galbraith, ISA Certified Arborist PN-7512A & Qualified Tree Risk Assessor

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Table of Trees

Summary

Currently, 116 significant trees exist on site. There are no Exceptional trees on site. Existing site trees are predominantly in fair to good health and structural condition.

Proposed site work activities may result in disturbance, or require removal of some significant trees. At this time, site plans outlining proposed grading and construction are not available; once this information has become available, potential tree impacts can be evaluated.

Assignment & Scope of Report

This report outlines the site inspection by Haley Galbraith and Shannon Lockhart of Tree Solutions Inc. on December 19, 2013. Included are observations and data collected at the site located at 300 12th Ave.

We were asked to inventory all significant trees on site, and tag them for easy identification. We were asked to perform visual assessment and collect baseline measurements for all trees. We were asked to deliver information collected in the form of an Arborist Report with Table of Trees. King County Facilities Management Division requested these services to acquire information for project planning in accordance with requirements set by city of Seattle Municipal Code.

Limits of Assignment

Unless stated otherwise: 1) information contained in this report covers only those trees that were examined and reflects the condition of those trees at the time of inspection; and 2) the inspection is limited to visual examination of the subject trees without dissection, excavation, probing, climbing, or coring unless explicitly specified. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the subject trees may not arise in the future.

Tree Solutions did not review any reports or perform any tests related to the soil located on the subject property unless outlined in the scope of services. Tree Solutions staff are not and do not claim to be soils experts. An independent inventory and evaluation of the soils on site should be obtained by a qualified professional as deemed necessary by the property manager if an additional understanding of site characteristics is needed to make an informed decision.

Additional Assumptions and Limiting Conditions can be found in [Appendix A](#).

Methods

We evaluated tree health and structure utilizing visual tree assessment (VTA) methods. The basis behind VTA is the identification of symptoms, which trees produce in reaction to weak spots or areas of mechanical stress. Trees react to mechanical and physiological stresses by growing more vigorously to re-enforce weak areas, while depriving less stressed parts. (Mattheck & Breloer 1994) An understanding of uniform stress allows us to make informed judgments about the condition of a tree.

The diameter of each tree was measured at standard height (DSH), typically 54-inches above grade. The species, size, health and structural condition, and additional notes for each tree can be found in the attached [Table of Trees](#).

Each tree was tagged with a numbered aluminum tree tag for easy identification with reference to this report.

An aerial photograph of the site can be found in [Appendix B](#), photographs taken during our visit to the site can be found in [Appendix C](#).

Observations & Discussion

The Site

The site is situated over an entire City block in the Yesler Terrace neighborhood of Seattle, across I-5 from downtown. Currently, the site is bisected by buildings on the southern half and a large parking area with adjacent open grassy area on the northern half. (See [Figure 1](#))

The existing structures on site make up the Children and Family Justice Center. The area within these structures is secured, therefore, we only assessed trees outside of the structures.

The Trees

Located in the northwest corner of the site, there is a small stand of Douglas-fir (*Pseudotsuga menziesii*) trees with invasive species (See [Photo 1](#)). The primary invasive species present is English ivy (*Hedera helix*), which has been cleared around several of the tree bases in the past, but new stems are now girdling some trees.

In this area, there is a non-significant Douglas-fir dead, and leaning on a neighboring significant Douglas-fir towards the walkway on E Remington Ct that should be removed. Due to the trees in this area growing in close proximity to one another, some are slightly suppressed.

In the northeast corner of the site, the majority of significant trees are multi-stemmed Portugal laurel (*Prunus lusitanica*). This species does not typically obtain tree form without management; in this case, all of the Portugal laurels have had pruning performed to raise the crowns over multiple past pruning events – likely to maintain sight lines and/or sidewalk clearance. (See [Photos 2 & 3](#))

For these, and all multi-stemmed trees on site, the single-stem equivalent diameter was calculated using the Guide to Trunk Area.

The primary tree species represented in the southern half of the site is London plane (*Platanus x acerifolia*). It is common for this species to shed small parts throughout the year. We observed exposed roots from most of the London plane trees located along the eastern border of the site.

We observed the use of bark mulch at the base of several trees; this is noted in the attached table. We generally advise against the use of bark mulch for trees – instead, we encourage the use of woodchip mulch. Woodchip mulch is more nutrient rich and decomposes more quickly than bark, providing those nutrients to the soil in which the trees grow. Woodchips also regulate soil moisture and retain water, versus bark, which is typically somewhat hydrophobic and may prevent water from moving down through the soil to the tree root system.

If possible, it is advisable to replace existing bark mulch on site with woodchips. Any trees that do not currently have a mulch ring could likely benefit from the installation of mulch within the drip line. This may also help minimize stress resulting from nearby construction activities by promoting increased fine root production.

We tagged 116 significant trees and have confirmed that no Exceptional trees exist on site. Right-of-Way trees were not included in this inventory or assessed in any way. Both native and non-native tree species are present on site. Due to restricted access, we were unable to measure and evaluate three trees that grow within the secured area on site.

Most significant site trees are viable candidates for retention, however, site plans outlining proposed grading and construction will be required in order to provide specific retention and protection recommendations.

Recommendations

- Remove non-significant, dead Douglas-fir leaning on tree #507 in northwest corner of site
- Remove English ivy to approximately 4 foot radius around each tree in the northwest corner
- Cut away girdling roots that have not been enveloped by trunk, as needed
- Apply approximately 4 inch layer of arborist woodchip mulch instead of bark mulch within drip line of all trees, as needed

Glossary

co-dominant stems: stems or branches of nearly equal diameter, often weakly attached (Matheny *et al.* 1998)

crown: the aboveground portions of a tree (Lilly 2001)

DBH or DSH: diameter at breast or standard height; the diameter of the trunk measured 54 inches (4.5 feet) above grade (Matheny *et al.* 1998)

deciduous: tree or other plant that loses its leaves sometime during the year and stays leafless generally during the cold season (Lilly 2001)

evergreen: tree or plant that keeps its needles or leaves year round; this means for more than one growing season (Lilly 2001)

ISA: International Society of Arboriculture

included bark: bark that becomes embedded in a crotch between branch and trunk or between codominant stems and causes a weak structure (Lilly 2001)

landscape function: the environmental, aesthetic, or architectural functions that a plant can have (Lilly 2001)

mitigation: process of reducing damages or risk (Lilly 2001)

monitoring: keeping a close watch; performing regular checks or inspections (Lilly 2001)

significant size: a tree measuring 6" DSH or greater

structural defects: flaws, decay, or other faults in the trunk, branches, or root collar of a tree, which may lead to failure (Lilly 2001)

References

ANSI A300 (Part 1) – 2008 American National Standards Institute. American National Standard for Tree Care Operations: Tree, Shrub, and Other Woody Plant Maintenance: Standard Practices (Pruning). New York: Tree Care Industry Association, 2008.

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Matheny, Nelda and James R. Clark. Trees and Development: A Technical Guide to Preservation of Trees During Land Development. Champaign, IL: International Society of Arboriculture, 1998.

Mattheck, Claus and Helge Breloer, The Body Language of Trees.: A Handbook for Failure Analysis. London: HMSO, 1994.

Urban, James. Up by Roots. Healthy Soils and Trees in the Built Environment. Champaign, IL: International Society of Arboriculture, 2008.

Appendix A - Assumptions & Limiting Conditions

1. Consultant assumes that any legal description provided to Consultant is correct and that title to property is good and marketable. Consultant assumes no responsibility for legal matters. Consultant assumes all property appraised or evaluated is free and clear, and is under responsible ownership and competent management.
2. Consultant assumes that the property and its use do not violate applicable codes, ordinances, statutes or regulations.
3. Although Consultant has taken care to obtain all information from reliable sources and to verify the data insofar as possible, Consultant does not guarantee and is not responsible for the accuracy of information provided by others.
4. Client may not require Consultant to testify or attend court by reason of any report unless mutually satisfactory contractual arrangements are made, including payment of an additional fee for such Services as described in the Consulting Arborist Agreement.
5. Unless otherwise required by law, possession of this report does not imply right of publication or use for any purpose by any person other than the person to whom it is addressed, without the prior express written consent of the Consultant.
6. Unless otherwise required by law, no part of this report shall be conveyed by any person, including the Client, the public through advertising, public relations, news, sales or other media without the Consultant's prior express written consent.
7. This report and any values expressed herein represent the opinion of the Consultant, and the Consultant's fee is in no way contingent upon the reporting of a specific value, a stipulated result, the occurrence of a subsequent event or upon any finding to be reported.
8. Sketches, drawings and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys. The reproduction of any information generated by architects, engineers or other consultants and any sketches, drawings or photographs is for the express purpose of coordination and ease of reference only. Inclusion of such information on any drawings or other documents does not constitute a representation by Consultant as to the sufficiency or accuracy of the information.
9. Unless otherwise agreed, (1) information contained in this report covers only the items examined and reflects the condition of the those items at the time of inspection; and (2) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, climbing, or coring. Consultant makes no warranty or guarantee, express or implied, that the problems or deficiencies of the plans or property in question may not arise in the future.
10. Loss or alteration of any part of this Agreement invalidates the entire report.

Appendix B – Aerial View of Site

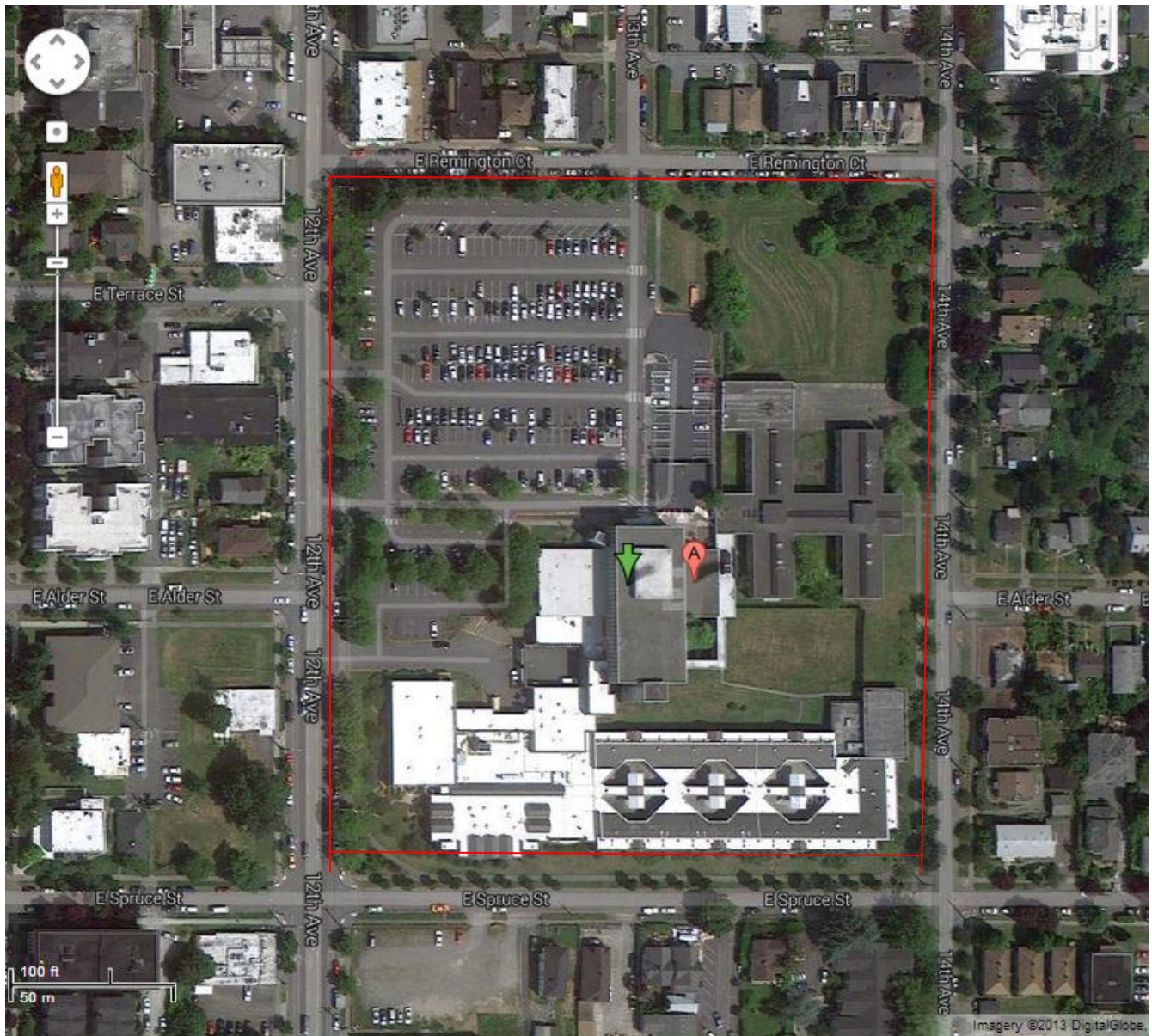


Figure 1: Aerial view of the site (outlined in red) from Google maps

Appendix C – Photographs



Photo 1: Northwest corner of site Douglas-fir stand with English ivy – some of the tree bases have been cleared in the past



Photo 2: Example of centrally located Portugal laurels with raised crowns for sight line - note bark mulch



Photo 3: Example of Portugal laurels along eastern property border with raised crowns for sidewalk clearance



Photo 4: Looking into northeast corner of site from open grassy area, largest significant trees located here

Attachments: Table of Trees

Table of Trees

300 12th Ave
Seattle, WA 98122

Date of Inventory: 12.19.2013

Table Prepared: 12.20.2013

Tree #	Scientific Name	Common Name	DSH (inches)	Multi Stem DSH	Health Condition	Structural Condition	Dripline				Notes
							N	E	W	S	
501	Pseudotsuga menziesii	Douglas-fir	16.6		Good	Good				20	Small stand in NW corner of site, basal area cleared of ivy
502	Pseudotsuga menziesii	Douglas-fir	14.6		Good	Good			11		Small stand in NW corner of site, basal area cleared of ivy, lower canopy shaded out
503	Pseudotsuga menziesii	Douglas-fir	10.6		Good	Good	16				Small stand in NW corner of site, basal area cleared of ivy, lower canopy shaded out
504	Pseudotsuga menziesii	Douglas-fir	13.5		Good	Good		16			Small stand in NW corner of site, basal area cleared of ivy, lower canopy shaded out
505	Pseudotsuga menziesii	Douglas-fir	14.0		Good	Good				18	Small stand in NW corner of site, basal area cleared of ivy
506	Pseudotsuga menziesii	Douglas-fir	7.7		Good	Good				12	Small stand in NW corner of site, basal area cleared of ivy, slightly suppressed, some ivy stems starting to girdle on west side
507	Pseudotsuga menziesii	Douglas-fir	6.3		Fair	Good	8				Small stand in NW corner of site, basal area cleared of ivy, some ivy stems girdling on west side, dead non-significant Douglas-fir leaning on tree #507 should be removed, 20% live crown with lower branches shaded out, slightly suppressed
508	Pseudotsuga menziesii	Douglas-fir	6.1		Good	Good	10				Small stand in NW corner of site, basal area cleared of ivy
509	Pseudotsuga menziesii	Douglas-fir	11.1		Good	Good				16	Small stand in NW corner of site, basal area cleared of ivy
510	Pseudotsuga menziesii	Douglas-fir	12.2		Good	Good	18				Small stand in NW corner of site, basal area cleared of ivy
511	Pseudotsuga menziesii	Douglas-fir	9.2		Good	Good				14	Small stand in NW corner of site, basal area cleared of ivy, canopy asymmetrical to west, small dead branches east canopy
512	Pseudotsuga menziesii	Douglas-fir	10.5		Good	Good		10			Small stand in NW corner of site, basal area cleared of ivy, asymmetrical canopy to the east
513	Pseudotsuga menziesii	Douglas-fir	14.0		Good	Good				16	Row along Remington street inside fencing, dead branches
514	Pseudotsuga menziesii	Douglas-fir	8.2		Fair +	Good				12	Row along Remington street inside fencing, small dead branches, canopy is slightly sparse, foliage has yellow tint
515	Pseudotsuga menziesii	Douglas-fir	8.3		Fair +	Good				16	Row along Remington street inside fencing, small dead branches, canopy is slightly sparse, foliage has yellow tint

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							N	E	W	S	
516	Pseudotsuga menziesii	Douglas-fir	12.9		Good	Good		13			Row along Remington street inside fencing
517	Pseudotsuga menziesii	Douglas-fir	6.6		Good	Good				11	Row along Remington street inside fencing, slightly suppressed
518	Pseudotsuga menziesii	Douglas-fir	11.8		Good	Good				13	Row along Remington street inside fencing
519	Pseudotsuga menziesii	Douglas-fir	7.0		Good	Good				9	Row along Remington street inside fencing, small foliage, minor trunk bow
520	Pseudotsuga menziesii	Douglas-fir	14.0		Good	Good				16	Row along Remington street inside fencing, growing on mound
521	Pseudotsuga menziesii	Douglas-fir	14.2		Good	Good				13	Row along Remington street inside fencing, growing on mound, reaction wood at base
522	Pseudotsuga menziesii	Douglas-fir	15.4		Good	Good				13	Row along Remington street inside fencing, growing on mound
523	Acer platanoides	Norway maple	8.4		Good	Good	7				Ivy at base, growing into canopy of tree #522, roots exposed with minor damage to S, past pruning wound on trunk on east side
524	Acer platanoides	Norway maple	6.7		Good	Good	8				Ivy at base, co-dominant at approx 6 feet , good union
525	Acer platanoides	Norway maple	7.0		Good	Good	7				small girdling roots exposed (might be ivy roots) - with minor damage, previously topped
526	Acer platanoides	Norway maple	10.2		Good	Good	9				Co-dominant at approx 6 feet, slight trunk lean to the east - corrected
527	Acer platanoides	Norway maple	7.3		Fair	Fair				9	basal trunk cavity on east side with fungi fruiting bodies - affects approx 60 percent of circumference, co-dominant at approx 6 feet, previously topped
528	Acer platanoides	Norway maple	7.4		Good	Good				8	Mound of soil around base
529	Acer platanoides	Norway maple	13.7*	10.1 N, 9.2 S	Good	Good		13			Co-dominant at approx 3 feet, good union
530	Sequoiadendron giganteum	Giant sequoia	15.5		Good	Good	7				Coarse bark chip mulch around base approx 4 feet radius, on slight mound

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Tree #	Scientific Name	Common Name	DSH (inches)	Multi Stem DSH	Health Condition	Structural Condition	Dripline				Notes
							N	E	W	S	
531	<i>Acer platanoides</i>	Norway maple	13.1		Good	Good	14				Coarse bark chip mulch around base, trunk wound on west side
532	<i>Prunus lusitanica</i>	Portugal laurel	6.0*	4.4, 4.1	Good	Good			8		Coarse bark chip mulch around base
533	<i>Prunus lusitanica</i>	Portugal laurel	7.1*	3.4, 4.4, 4.5	Good	Fair			8		Coarse bark chip mulch around base
534	<i>Prunus lusitanica</i>	Portugal laurel	8.2*	4.4, 4.4, 5.4	Good	Fair			8		Coarse bark chip mulch around base
535	<i>Prunus lusitanica</i>	Portugal laurel	8.4*	6.3, 5.6	Good	Good			8		Coarse bark chip mulch around base
536	<i>Prunus lusitanica</i>	Portugal laurel	9.7*	5.7, 3.8, 5.2, 4.5	Good	Good			8		Coarse bark chip mulch around base
537	<i>Prunus lusitanica</i>	Portugal laurel	8.7*	5.3, 5.4, 4.4	Good	Good			8		Coarse bark chip mulch around base, several crossing and rubbing branches
538	<i>Prunus lusitanica</i>	Portugal laurel	8.2*	3.6, 2.4, 3.0, 3.6, 3.3, 4.0	Good	Fair			8		Coarse bark chip mulch around base
539	<i>Acer platanoides</i>	Norway maple	11.3		Good	Good		12			Coarse bark chip mulch around base, some roots exposed with minor damage, co-dominant at approx 6 feet with good union
540	<i>Sequoiadendron giganteum</i>	Giant sequoia	12.3		Good	Good	7				Coarse bark chip mulch around base
541	<i>Sequoiadendron giganteum</i>	Giant sequoia	18.8		Good	Good		8			Coarse bark chip mulch around base
542	<i>Acer platanoides</i>	Norway maple	15.3		Good	Good		17			Coarse bark chip mulch around base, pruned for stop sign clearance, good unions
543	<i>Acer platanoides</i>	Norway maple	9.1		Good	Good				12	No mulch
544	<i>Acer platanoides</i>	Norway maple	10.6		Good	Good				14	Coarse bark chip mulch around base, DSH taken at narrowest point below union, good unions
545	<i>Juglans regia</i>	English walnut	11.2*	7.1, 6.2, 6.2	Good	Fair		11			
546	<i>Acer platanoides</i>	Norway maple	6.6*	4.7, 4.7	Good	Fair		9			Leads removed from base in past

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							N	E	W	S	
547	<i>Acer platanoides</i>	Norway maple	9.0		Good	Good		11			Crown raised
548	<i>Prunus emarginata</i>	Bitter cherry	6.3*	4.0, 3.6, 3.4	Good	Fair		10			Co-dominant (3) from base - poorly attached
549	<i>Prunus lusitanica</i>	Portugal laurel	7.1*	4.6, 3.6, 2.4, 3.3	Good	Good				6	Coarse bark chip mulch around base
550	<i>Prunus lusitanica</i>	Portugal laurel	6.6*	5.2, 4.1	Good	Good				6	Coarse bark chip mulch around base, minor damage to basal trunk
551	<i>Prunus lusitanica</i>	Portugal laurel	6.0*	3.4, 5.0	Good	Good				7	Coarse bark chip mulch around base
552	<i>Prunus lusitanica</i>	Portugal laurel	9.5*	4.6, 4.9, 5.4, 4.0	Good	Good		10			Coarse bark chip mulch around base
553	<i>Prunus lusitanica</i>	Portugal laurel	9.0*	6.2, 4.1, 5.2	Good	Good				7	Coarse bark chip mulch around base
554	<i>Acer platanoides</i>	Norway maple	8.9		Good	Good			12		Coarse bark chip mulch around base, nest, slight trunk bow - corrected
555	<i>Prunus lusitanica</i>	Portugal laurel	7.7*	4.6, 4.2, 4.0, 2.4	Good	Good	10				Coarse bark chip mulch around base
556	<i>Prunus lusitanica</i>	Portugal laurel	6.0*	4.1, 4.4	Good	Good	10				Coarse bark chip mulch around base
557	<i>Prunus lusitanica</i>	Portugal laurel	11.7*	6.2, 6.6, 3.6, 6.6	Good	Good	10				Coarse bark chip mulch around base
558	<i>Acer platanoides</i>	Norway maple	7.2		Good	Good			16		Co-dominant at approx 8 feet, good union, coarse back chip mulch
559	<i>Catalpa speciosa</i>	Northern catalpa	16.3		Good	Good				22	Trunk wound on north side, basal trunk wound NE side, roots exposed with minor damage-add mulch
560	<i>Platanus × acerifolia</i>	London plane	18.2		Good	Good				27	Structural roots exposed
561	<i>Betula pendula</i>	European birch	12.2*	4.2 S, 11.5 N	Good	Good		16			Coarse bark chip mulch
562	<i>Prunus lusitanica</i>	Portugal laurel	8.6*	4.7, 5.4, 3.4, 3.4	Good	Good		12			Coarse bark chip mulch

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Tree #	Scientific Name	Common Name	DSH (inches)	Multi Stem DSH	Health Condition	Structural Condition	Dripline				Notes
							N	E	W	S	
563	<i>Prunus lusitanica</i>	Portugal laurel	18.8*	9.3, 5.6, 6.0, 9.2, 10.8	Good	Good		18			Coarse bark chip mulch, sprouts cut from base
564	<i>Prunus lusitanica</i>	Portugal laurel	16.2*	8.5, 9.0, 10.5	Good	Good			16		Coarse bark chip mulch, stems fused at base, pruned for clearance of sidewalk
565	<i>Platanus × acerifolia</i>	London plane	20.2		Good	Good			17		Coarse bark chip mulch, roots exposed with minor damage, trunk lean to the east
566	<i>Platanus × acerifolia</i>	London plane	22.1		Good	Good			29		
567	<i>Acer platanooides</i>	Norway maple	14.0		Good	Fair -				13	Large basal wound on the south side with good reaction wood, co-dominant from approx 6 feet, one of three leads dead and reduced to 2 foot stub - hollow, trunk buried
568	<i>Prunus lusitanica</i>	Portugal laurel	9.0*	5.8, 4.7, 5.0	Good	Good			12		Coarse bark chip mulch, pruned for clearance of sidewalk
569	<i>Prunus lusitanica</i>	Portugal laurel	9.1*	7.0, 3.5, 4.8	Good	Good			12		Pruned for clearance of sidewalk, sprouts cut from base, coarse bark chip mulch
570	<i>Prunus lusitanica</i>	Portugal laurel	8.9*	4.3, 4.2, 4.4,4.8	Good	Good			12		Pruned for clearance of sidewalk, coarse bark chip mulch, dead 5th stem - not included in DSH
571	<i>Prunus lusitanica</i>	Portugal laurel	11.6*	8.5, 7.9	Good	Good			12		Pruned for clearance of sidewalk
572	<i>Prunus lusitanica</i>	Portugal laurel	9.8*	5.2, 5.2, 6.5	Good	Fair			10		Pruned for clearance of sidewalk, dead 4th stem - previously removed, multiple branch wounds and dead branches with fungus, re-sprouting from base
573	<i>Prunus lusitanica</i>	Portugal laurel	9.1*	6.1 W, 6.8 E	Good	Good			7		Pruned for clearance of sidewalk, west stem has a 2 foot strip of hallow, re-sprouting from base
574	<i>Prunus lusitanica</i>	Portugal laurel	8.5		Good	Good			7		Pruned for clearance of sidewalk, 3 foot hollow strip on west side, sprouts cut back from base, re-sprouting from base
575	<i>Prunus lusitanica</i>	Portugal laurel	12.2*	8.5, 8.8	Good	Good			12		Pruned for clearance of sidewalk, co-dominant from ground level, upright stems
576	<i>Prunus lusitanica</i>	Portugal laurel	18.0*	4.0, 4.8, 3.9, 3.9,	Good	Good			12		Pruned for clearance of sidewalk

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							N	E	W	S	
577	<i>Prunus lusitanica</i>	Portugal laurel	16.9*	9.8, 6.7, 7.4, 5.1, 7.9	Good	Good			12		Pruned for clearance of sidewalk, 5 stems, co-dominant from ground level, sprouting vigorously from ground
578	<i>Prunus lusitanica</i>	Portugal laurel	15.6*	8.3, 8.8, 8.1, 5.6	Good	Good			16		Pruned for clearance of sidewalk, sprouting vigorously from ground
579	<i>Prunus lusitanica</i>	Portugal laurel	15.1*	8.5, 12.5	Good	Good			14		Pruned for clearance of sidewalk, sprouting vigorously from ground, central lead removed in past
580	<i>Acer campestre</i>	Hedge maple	10.0		Good	Good	20				Minor wounds to base at ground level
581	<i>Acer campestre</i>	Hedge maple	9.0		Good	Fair		18			Square concrete barrier around base - in contact with structural roots on south & west side, root & base wound, trunk kink just above standard height
582	<i>Acer campestre</i>	Hedge maple	9.4		Good	Good		12			Minor root & basal wound
583	<i>Prunus cerasoides</i>	Flowering cherry	7.4		Fair	Fair -	8				Possibly in Right-of-way?, Gummosis & frass observed, old basal wound on NW side
584	<i>Prunus cerasoides</i>	Flowering cherry	6.2		Fair	Fair -	8				Possibly in Right-of-Way ?, Gummosis & frass observed, large basal wound on north side, roots exposed - north side damage
585	<i>Prunus</i> spp	Cherry species	6.1*	2.3, 2.4, 2.8, 2.6, 3.4	Good	Poor				6	Roots exposed
586	<i>Prunus cerasoides</i>	Flowering cherry	9.8						9		Gummosis & frass observed, basal trunk wound, multiple leads at one attachment point
587	<i>Prunus cerasoides</i>	Flowering cherry	7.1				10				Roots exposed with minor damage
588	<i>Prunus cerasoides</i>	Flowering cherry	9.6		Good	Good			10		Gummosis & frass observed, trunk buried, lots of Gummosis coming out of branch unions
589	<i>Prunus cerasoides</i>	Flowering cherry	8.0		Good	Fair	14				Roots exposed with wounding, trunk lean to the north from base
590	<i>Platanus × acerifolia</i>	London plane	11.8		Good	Good		19			Near power pole
591	<i>Platanus × acerifolia</i>	London plane	7.1		Good	Good		12			Roots exposed with minor damage

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							N	E	W	S	
592	<i>Platanus × acerifolia</i>	London plane	9.6		Good	Good		14			Roots exposed with minor damage
593	<i>Platanus × acerifolia</i>	London plane	10.8		Good	Good				14	
594	<i>Platanus × acerifolia</i>	London plane	12.5		Good	Good		16			
595	<i>Platanus × acerifolia</i>	London plane	11.8		Good	Good			17		
596	<i>Platanus × acerifolia</i>	London plane	16.1		Good	Good				23	Large structural roots exposed on south side
597	<i>Acer platanoides</i>	Norway maple	18.0		Good	Good				21	Large stem girdle root, good unions, canopy over hanging KCJC sign
598	<i>Platanus × acerifolia</i>	London plane	14.7		Good	Good				18	
599	<i>Platanus × acerifolia</i>	London plane	15.9		Good	Good			26		
600	<i>Platanus × acerifolia</i>	London plane	10.3		Good	Good				20	Roots exposed on all sides with damage, trunk wounds from past pruning
601	<i>Platanus × acerifolia</i>	London plane	6.6		Good	Good		12			Basal trunk wounding on all sides
602	<i>Platanus × acerifolia</i>	London plane	10.8		Good	Good	18				
603	<i>Platanus × acerifolia</i>	London plane	8.2		Fair +	Fair +				12	
604	<i>Platanus × acerifolia</i>	London plane	8.0		Good	Good				12	
605	<i>Platanus × acerifolia</i>	London plane	16.9		Good	Good			16		Good trunk taper
606	<i>Platanus × acerifolia</i>	London plane	10.8*	8 S, 7.2 N	Good	Good	14				Co-dominant from 1 foot, basal wound on north side
607	<i>Platanus × acerifolia</i>	London plane	11.6		Good	Good				20	Structural roots exposed - small planting box

Table of Trees

300 12th Ave
Seattle, WA 98122

Date of Inventory: 12.19.2013

Table Prepared: 12.20.2013

Tree #	Scientific Name	Common Name	DSH (inches)	Multi Stem DSH	Health Condition	Structural Condition	Dripline				Notes
							N	E	W	S	
608	<i>Platanus × acerifolia</i>	London plane	6.6		Good	Good		7			
609	<i>Platanus × acerifolia</i>	London plane	6.6		Good	Good		7			Adventitious roots exposed, trunk wound from past pruning
610	<i>Platanus × acerifolia</i>	London plane	14.1		Good	Good	15				Large roots exposed, wide base, lifting sidewalk to west
611	<i>Platanus × acerifolia</i>	London plane	6.0		Fair	Fair				8	Trunk lean to the north
612	<i>Platanus × acerifolia</i>	London plane	11.1		Good	Good	18				Roots exposed
613	<i>Acer</i> spp	Maple species	6.1*	4.4, 4.2	Good	Good				8	Light vertical stripes on bark
614	<i>Acer</i> spp	Maple species	7.5*	5.4, 5.2	Good	Good		9			Light vertical stripes on bark, east stem 2.5 foot wound with good reaction
615	<i>Platanus × acerifolia</i>	London plane	12.9		Good	Good		18			
616	<i>Platanus × acerifolia</i>	London plane	7.8		Dead	Dead				14	Appears dead, ivy on basal trunk, basal wounds
*Single stem equivalent diameter, calculated using Guide to Trunk Area											

Children and Family Justice Center

Facility Tour Report

March 4-6, 2013

Participants

Fred Jarrett	Deputy Executive	Judge Michael Trickey	Superior Court
Pam Jones	Juvenile Detention	Linda Ridge	Superior Court
Jameelah Cage	Juvenile Detention	Michelle Garvey	Superior Court
Mike Wait	Juvenile Detention	Jorene Reiber	Superior Court
Harry Williams	Juvenile Detention	Steve Gustaveson	Superior Court
Russell Hairston	Juvenile Detention	Sarina Aiello	Judicial Administration
Michael Gedeon	Performance, Strategy, Budget	Gay Boyce	Facilities Management Division
Jim Burt	Facilities Management Division	Art Green	Facilities Management Division

Observations

A. Ventura County Juvenile Justice Center, Oxnard, CA

Monday, March 4th

1. Courthouse

a. Entry/Lobby

- Security screening was located at the main entry (single lane). Very small and constricted area with not much room between the entry door and the screening station
- 2 story entry vestibule with open stairs leading to the upper floors where the offender/delinquency courts are located. Overall area felt small and constricted.
- Childcare was located away from the main entry, off of the courtroom corridor.

b. Courtroom Waiting Area

- Waiting for courtrooms on the lower floor was accomplished by a wide corridor (16 ft) on the lower level, and the same wide corridor on the upper level plus an additional waiting room off of the corridor. We understood that the upper level waiting room was not very private for individuals waiting for the court appearances. Overall the wide corridors felt comfortable
- Public restrooms were locked for security reasons. Guards had to open them if public wanted to use them. This was more related to the type of visitors to the facility rather than the building layout.

c. Courtrooms

- There were two types of courtrooms provided in the facility: offender/delinquency and dependency. Both were similar in size, approximately 1600 sf.
- The design of the bench in both courtroom types was flawed creating line of sight issues for the judges.

- Dependency courts were arranged differently from the offender court. Tables for the attorneys, youth, and probation staff were configured in a U-shape. Staff like this configuration.
 - The area lacked sufficient data and power outlets
 - Youth holding was located between two courts (typical arrangement). Attorney client meetings are held within this area. Attorneys enter from the public corridor
 - Accessible ramp to the judge's bench was located in the courtroom behind the judge's seating area.
 - Windows were located on the west wall of one of courtrooms. Shades had to be installed due to the glare.
- d. Private Judicial Areas
- Chambers were located directly behind the courtrooms off of a private secure corridor
 - Access to the private corridor was secured by key card access. Space is shared with other staff with key card access to the area.
- e. In-Custody Holding
- In-custody holding is located in the basement. Youth are brought up to the courtrooms via an elevator to another holding area adjacent to the court. (this area was staffed by the Sheriff and is separate from the detention staff).
 - The elevator provided separation between staff and youth for safety reasons. Stairs were not provided to bring youth up to the courtrooms.
- f. Clerks & General Office Areas
- The clerk's area is located on the 1st floor. Open office space was provided to the staff. The front counter was constructed of the same workstation system as the staff workstations. This did not seem to provide adequate security to staff working at the counter.
 - Lighting and the general configuration of the space was not very pleasant

2. Detention

- a. Entry/Security Checkpoint
- Detention has a separate entry for Courts
 - Visiting had a separate entrance
 - Visiting: Sundays & Wednesday only
 - Visiting consisted of: 9 private visiting rooms (3 no contact), 4 large group visiting rooms, and also one room with video conferencing
- b. Intake/Transfer/Release Area
- Seven (7) holding rooms
 - Report room for officers bringing in youth was not utilized often
 - Adults on juvenile matters utilize the same sally port, but have separate holding
 - There was a separate area with five (5) interview rooms for electronic monitoring
 - A file room is highly recommended
 - Property was stored in bins for 420 detainees

- Locker/storage area is recommended for staff in this area
- c. Security System
 - No cameras are in elevators from court holding to court, but are recommended
 - No touch screen panels
- d. Housing
 - 240 detention beds
 - 180 commitment beds
 - Two (2) year max stay for youth
 - Classroom located in units, however wall blocks line of sight from staff station
 - Single level housing;
 - Some of the units were designed to share a staff station. The two housing units are currently walled off because of conflicts with youth in the different units
- e. Vertical Transportation (elevators)
 - Caged elevators are utilized when youth are in elevators
- f. Central Services
 - Laundry and food services are done on site
- g. Site
 - The site was welcoming and did not appear as too institutional upon arrival
 - Outdoor recreation was on a large field that consisted of: football, soccer, and basketball
 - The inside consisted of an unattractive long outdoor corridor to each unit

3. Common Areas

- a. Parking/Site Access
 - The complex sits on a large rural site. All parking was surface, with separate areas for the court and detention visitors.
 - There were two separate entries for the detention and court. This was due mostly to the fact that the detention center was constructed first
- b.

B. Alameda County Juvenile Justice Center, San Leandro, CA

Tuesday, March 5th

1. Courthouse

- a. Entry/Lobby
 - Security screening was located at the main entry (two lanes). Large queuing area in front of the screening stations.
 - 2 story lobby felt very comfortable and appropriately sized for the facility.

- Separate staff entry into the lobby required key card access. Staff were not screened.
 - Public art in the lobby enhanced the space
 - Childcare center was located directly off of the lobby and was adjacent to the coffee cart. Center was privately run.
 - Access to the detention center visitation area was on the 2nd level and was not easily seen.
 - Judges enter the building through a separate entry located near secure judicial parking. Judges are not screened before entering the building.
- b. Courtroom Waiting Area
- Waiting for courtrooms was accomplished by a wide corridor (12 ft) plus an additional waiting room off of the corridor. The waiting room was closed off by a door and is not used very often because of the potential interaction among the different parties (no security). Overall the wide corridors felt comfortable, but were very long.
- c. Courtrooms
- All courts were the same size, approximately 1400 sf. Courtrooms felt warm with the selection of the lighter wood color.
 - Youth holding was located between two courts (typical arrangement). Attorney client meetings are held within this area. Attorneys enter from the courtroom.
 - Youth are interviewed in a wet holding cell. Attorneys can view the toilet directly from the window
 - There is also a group holding cell in the same location
 - Accessible ramp to the judge's bench was located in the corridor behind the courtroom in an alcove off of the secure private corridor. This cut down on the ramp size in the courtroom.
 - The courtrooms did not have any windows located on an exterior wall.
- d. Private Judicial Areas
- Chambers were located directly behind the courtrooms off of a private secure corridor.
 - Access to the private corridor was secured by key card access. Space is shared with other staff with key card access to the area.
- e. In-Custody Holding
- In-custody holding is above the main court level. Youth are taken down to the courtrooms via an elevator or stairs to another holding area adjacent to the court. (This area was staffed by the Sheriff and is separate from the detention staff).
- f. Clerks & General Office Areas
- The clerks area is located on the 2nd floor in a very small office space. The transaction counter was located behind a secure window. The entire area did not seem very friendly to the public.

2. Detention

- a. Entry/Security Point

- Bright, open, and family oriented
- Lobby includes: security screening, café, and childcare
- There was a Transition Center located off of the lobby which was where releases and transfers to Electronic Monitoring took place. Youth were also provided numerous resources from this center prior to re-entering the community (i.e. school enrollment, clothes, etc.)

b. Intake/Transfer/Release Area

- Four (4) intake stations
- One (1) large flat screen/monitor that details number of youth, and location in facility
- Narcotic detection body scanner
- Five (5) holding cells that can hold up to ten (10) youth, Two (2) interview rooms, One (1) medical screening room
- A lot of wasted space within the ITR area. Could have been more efficiently designed

c. Security System

- Over 200 cameras throughout the facility
- All control panels are touch screen
- Central Control is staffed with seven (7) officers

d. Housing

- Thirty (30) single bed dorms: 2 levels
- Twenty-two (22) dorms in female units, but can go to thirty (30) if double bunked
- No contact visitation is available off unit, but only utilized in high security areas
- Classroom located in unit
- Three staff per unit
- Each unit has a medical room
- Each unit is connected by a staff station

e. Vertical Transportation (Elevators)

- One elevator was utilized to transport to 2 courts, for each pair of courtrooms

f. Central Services

- Laundry on site
- Meals are delivered and reheated by staff in units

g. Site

- Built in 2007; capacity 330

- There was beautiful art displayed inside and outside of the facility, which was very welcoming.
- Aside from the classrooms in the unit, there was also central schooling with six (6) classrooms
- There was a large loading dock located off of the kitchen
- Very large sally port in Intake
- Several training/conference areas
- Health Clinic was large and included and funded by Alameda County public health (unlike SF): Nurse, Nurse Practitioner's, Dentist, Chiropractor, Optometrist, x-ray machine, Tela-Medical, and mental health services
- Intake flows into visitation (up to 30 visits at a time)
- Officer station was located in visitation
- Central Control is positioned to see directly into visiting, the entrance to the health clinic, and down both detention corridors

3. Common Areas

a. Parking & Site Access

- Site was located in a rural location on a hillside. All parking was surface and had restricted parking areas. Public was required to pay for parking.
- Judges had a separate parking location secured by a gate.
-

b. Shared Entry

- Entry to the facility was very inviting to the public.
- Separate entries for detention and court staff were provided.

C. San Mateo County Youth Services Center, San Mateo, CA

Tuesday, March 5th

1. Courthouse

a. Entry/Lobby

- Security screening was located at the main entry (single lane). Limited queuing area in front of the screening stations made the area feel congested.
- Two story lobby felt very small for the facility. Stair used up a lot of the area. The second floor walkway over the lobby also seemed to make the space feel smaller.
- Separate staff entry into the lobby required key card access. Staff was not screened.
- Access to the detention center visitation area was not located from the lobby. Visitors have to walk through the lobby and into another building to go to visitation.
- Judges enter the building through a separate entry located near secure judicial parking. Judges are not screened before entering the building.

b. Courtroom Waiting Area

- The courtrooms were located on the 2nd floor (only 2 for the facility) Waiting for courtrooms was accomplished in wide hallways (approximately 14 feet) with some alcove waiting.
- c. Courtrooms (I did not visit the courtroom, need input from staff that did)
 - The courtrooms were spacious (approximately 1,600 square feet) and welcoming, with light colored woodwork. One courtroom was used for juvenile offender matters and one for dependency cases.
- d. Private Judicial Areas
 - Chambers were located directly behind the courtrooms off of a private secure corridor.
 - Access to the private corridor was secured by key card access. Space is shared with other staff with key card access to the area.
- e. In-Custody Holding
 - Youth are walked from the housing unit to the court building by a paved, exterior uncovered, pathway and then transported up to the courtrooms (unsure how this is accomplished.)
- f. Clerks & General Office Areas (need additional input)
 - The clerks area is located on the 2nd floor. Staff are in open workstations. The area is not easily accessible and lacks natural light.

2. Detention

- a. Entry/Security Checkpoint
 - Entrance is very open and bright
 - Security screening is at entrance
 - Officers have a separate entrance, and are not required to go through screening
- b. Intake/Transfer/Release Area
 - There is an Assessment Unit that reviews all youth prior to entering the facility
 - Large vehicle sally port with “Jurassic Park” gate (16ft high)
 - Report room for officers bringing in youth
 - Officers work station was very open with multiple areas to interview youth
 - Transportation staging had a cuffing area for youth prior to transporting
 - One padded cell is in intake, but not used
- c. Security System
 - There are no cameras in intake
 - Touch screen panels are used in intake
- d. Housing
 - 30 dorms in each unit
 - 3 staff per unit

- Very neat ceiling in each unit
- e. Vertical Transportation (elevators)
 - There is one (1) elevator to Court Holding
- f. Central Services
 - Laundry is done on site
 - Food is prepared on site
- g. Site
 - Built in 2006; capacity 170
 - To access each unit staff must travel outside, which is extremely labor intensive
 - Outside recreation included a track and soccer field
 - There were multipurpose rooms utilized for school in each unit due to central school being located across the campus; when it rains class is in the unit
 - Court holding included a few dorms as well as open seating
 - There are a number of blind spot throughout this facility without cameras
 - Large visiting area with staff station
 - Chapel located in visiting area
 - Natural light in gym on both ends
 - Medical Unit included: 3 exam rooms, nurses and a part-time dentist

3. Common Areas

- a. Parking & Site Access
 - Site was located in a rural location on a hillside. All parking was surface and located quite a distance up a hill from the main entry. Parking was free.
 - Judge's had a separate parking location secured by a gate.
- b. Shared Entry
 - The Entry to the facility was very inviting to the public and had a pleasant feeling
 - Separate entries for staff was located adjacent to the front entry by key card access.

D. San Francisco Juvenile Hall (detention only)

Wednesday, March 6th

1. Courthouse

(Located at another site, did not visit)

2. Detention

- a. Entry/Security Checkpoint
 - Security screening at entry

- Staff utilize the same entrance as the public. All concrete and hard surfaces, not very pleasant feeling
- b. Intake/Transfer/Release Area
- Rounded staff station (shared with nurses' station)
 - Three (3) holding cells
 - Two (2) showers
 - A lot of wasted space by the entry was designed. Supposedly design as staff area, but was never used.
- c. Security System
- There are no keys utilized in detention; ID card readers are used
 - Not enough cameras/serious security issues
 - Old control panel in central control. Out of date before the system was even installed. Limited spare parts availability.
 - Central Control is responsible for 85-doors
- d. Housing
- 20-bed living units; split level
 - Consist of: 1 girls unit, 1 maximum secure unit and 1 younger boys unit
 - Three (3) staff per unit
 - Visits are done in the unit's open space
 - Very nice and centrally located staff stations
 - Classrooms located in units with a clear view from staff station
 - A variety of window patterns was utilized in each of the dorms/cells. This de-institutionalized the building façade from the exterior.
- e. Vertical Transportation (elevators)
- Elevators are not used (no cameras)
 - Stairs are used to transport youth from bottom to top, and handcuffs are used when going to court
- f. Central Services
- Laundry is done on site
 - Food is prepared on site
- g. Site
- Bad line of sight for central control down main detention corridor (curved corridor)
 - The Health Clinic services are provided by Public Health. The infirmary was designed as a full service unit, but has never been used that way because of funding.

- Dentist on site 10 hours a week (all youth are provided an oral screening upon admission)
- Nurses are available 24-hours a day
- School is located in an Education Center
- The Gym is located in the Education Center, and has a lot of natural light
- There is a very large multi-purpose room that is used for attorney/counseling visits (interview rooms), and other facility needs
- Outdoor recreation was not planned thoroughly, and is not currently used. The public was able to have a clear view of youth while outdoors from the top of a hill

3. Common Areas

a. Parking/Site access

- This is an urban site. Parking in the neighborhood was very limited with hourly restrictions. Staff and visitor parking was extremely limited.
- Entry to the detention building was very circuitous and not very inviting.

Design Considerations for New Children and Family Justice Center

1. Each of the different sites detention facilities was overbuilt. A review of the forecast should be undertaken to confirm the number of dorms to be constructed.
2. Each of these facilities has a long and circuitous route to move youth from the housing units to the courtroom. Long corridors with several corners limit visibility. Careful consideration of moving youth needs to be thoroughly reviewed to develop the most efficient operation.
3. Providing separate entries for judges and staff using a key card access system should be reviewed and weighed against the current court order to screen every person entering the building. This could alleviate potential long waits going through security and provide more security for the judges.
4. Shared entry for the facility should be used similar to Alameda County. Court and detention visitors should use the same entry and screening station.
5. Infirmary staff and healthcare providers should be fully engaged in the design process.
6. The new facility should consider a “transition/resource” center to insure that court-involved youth and families are provided the necessary resources before leaving the facility.
7. The “public entry” should be easy to find for a new visitor to the site and buildings
8. Detention visitation should be located off of the main building lobby and not in a separate location.
9. The importance of art to the overall feeling of the facilities cannot be overstated.
10. Full scale mock-ups of courtroom benches must be created to minimize the risk of design flaws.

Attachment 1

Memorandum on California Juvenile Facilities Tour March, 2013

To: Interested Parties

From: Judge Michael J. Trickey

Date: March 7, 2013

King County Superior Court, DJA, FMD, DAJD, King County Executive office personnel, and programming representatives from KMD/CGL toured three (3) recently constructed juvenile court facilities in Ventura County, Alameda County, and San Mateo County in California. The facilities included courthouses and detention facilities. The court did not participate in a fourth tour at the San Francisco City/County detention facility. The other folks from King County went on the San Francisco visit.

These are my reflections on the tour. They are not the opinion of anyone else (including superior court as a whole). These comments are also in no particular order or priority.

California classifies juvenile criminal cases as “delinquency” matters. This was the terminology used in Washington State prior to the adoption of the Juvenile Justice Act of 1977. My impression is that California judges and probation officers have much more discretion in sentencing (which is called “disposition” in both of our states) than here in Washington.

California law requires that all delinquency and dependency court files are sealed and that all court proceedings in those two types of cases are closed to the public. This strong policy commitment drove the courthouse and courtroom designs we saw on our tour. For example, there were only one or two rows for spectator seating in the courtrooms.¹ There were small waiting areas outside the courtrooms. Each court’s bailiff² had to come outside the courtroom and verbally call the case.

Such restricted access is completely different than in Washington. All juvenile offender and dependency proceedings are open to the public. Our new facility has to be built accordingly.

Building a courtroom and courthouse that meets American with Disabilities Act standards dramatically changes courtroom design. Much more space is needed in each courtroom to meet those requirements. For example, the ramp for each judge to use to get to his/her bench requires a fair amount of square footage. I am sure this will affect the public’s access to the building and each courtroom as well.

The California facilities we saw opened in 2003-2007. The continuing California state budget crisis and the Great Recession have hurt these courts. Each California court we saw has had to reduce its staff by 25-30% over the last 4-5 years with more layoffs coming. Many good features of their designs, such as informational booths and day care facilities are closed because of staff and budget cuts.

¹ Except for the one or two courtrooms designed with a jury box and therefore open to the public.

² All sworn Sheriff’s deputies, in uniform and armed.

The detention facilities at each of these courts was conceived, designed and built to hold many more youth than they currently house. Each detention facility has alternatives to detention in place. Alameda county has more youth on 24 hour GPS monitoring than they have in custody.

The division of authority in the California court system is much different than ours.

There is an ongoing power struggle between local courts, county commissioners, and the state in California.

The detention facilities are run by each county's probation department. It seemed to me the probation officers had arrest authority in the community. Many of them wore uniforms. Each county's sheriff department we saw provided a "bailiff" for each judge. They were also in uniform and armed.³

There seemed to be some institutional tension about the "hand-off" from probation/detention to the bailiff of an in custody youth as they were being taken to and from court.

The California courts we saw were still using paper court files.⁴ The flow of paper dictated the courtroom design. There seemed to be no electronic filing by judges or court staff. The clerk's offices had no computer terminals for public access.⁵ The court rooms had two places for clerks in the courtroom.⁶ Each court had a court reporter. I did not see any electronic recording devices for the record. It was not clear to me that an order was signed in court after each hearing.

Ventura County designed its dependency courts differently than its delinquency courts. The "counsel table" for dependency hearings was large enough to accommodate a large number of parties/advocates sitting in the courtroom.

The Prosecuting Attorney and the Public Defenders had offices for their staff inside each facility.

There was general dissatisfaction with the interview rooms for in custody youth adjacent to each courtroom. We will need to think this through carefully. For example, will there be a place for defense counsel to meet with youth before and after the hearing that is adjacent to the courtroom? All three courthouses had a way to bring in custody youth into the courtroom similar to the MRJC.

Ventura County spent a lot of time thinking about courtroom design. Their staff and the contractor built courtroom "mock ups" out of wood in a warehouse. I think Jim Burt said FMD did something similar to that in designing the new District Court rooms at the MRCJ. We should look at the MRJC process and those designs.

³ I think I heard the Ventura County administrator who hosted our tour say that the main Ventura county courthouse has 63 sheriff deputies present to provide security and to act as bailiff for the judicial officers there. Someone also mentioned to me that LA County had moved to some civilian bailiffs perhaps as part of the budget cut process.

⁴ I think Alameda has begun imaging documents.

⁵ No need if the court files are sealed.

⁶ No elected clerks; the clerks were court employees. Mike Planet is the Court Administrator and the Clerk of Ventura County. Only one clerk was actually in court during hearings.

Alameda County touted its “design build” method. They gave us some hand-outs about their contracting process which we should study. I am not sure how similar California “design build” is to Washington “design build.”

I was most impressed with the Alameda County facility. It was welcoming to the public. Both the Ventura County and the San Mateo courthouse had what I would call a “split-level” entrance which did not seem to help the flow of people into and out of the building.

The Alameda courthouse has incredible public art. They used a focus group to select the art, which I think included some youth. The art also extended into the detention area.

I was struck by the differences in the “feel” of the Alameda detention facility versus the other two. For example, the Ventura staff had two vertical levels of “cells” in some units and had several kids threaten to jump or otherwise climb onto the railing. Alameda also had such cells, but, in contrast, said they had no such experiences. Their detention programming was extensive and included excellent educational opportunities.

All three of these projects took years of planning. Alameda had sited and designed its new juvenile facility for Dublin⁷ but had to relocate and redesign after 2 ½ years because of community opposition. The new detention facility is now built on a major earthquake fault line. There was also active picketing over the projected size of the detention facility.

There was a courtroom with a jury box in Ventura and Alameda. They wanted to maximize their flexibility over case assignment. Ventura moved its probate court into the juvenile facility when they had to basically shut down one of the courthouses due to budget cuts.

Alameda had a “Transition Center” that brought various service providers into the facility that seemed like an approach worth exploring for the CFJC.

Space is at a premium at all three facilities even though newly built. We do not want to have our facility full the day we open.

I am sure there is more but that is enough for now.
MJT

⁷ Next to the existing Alameda County Jail.