

# Milwaukee County

Courthouse Complex Planning Phase III

Project No. WC14801

## STUDY UPDATE PRESENTATION

Wednesday, September 13, 2017



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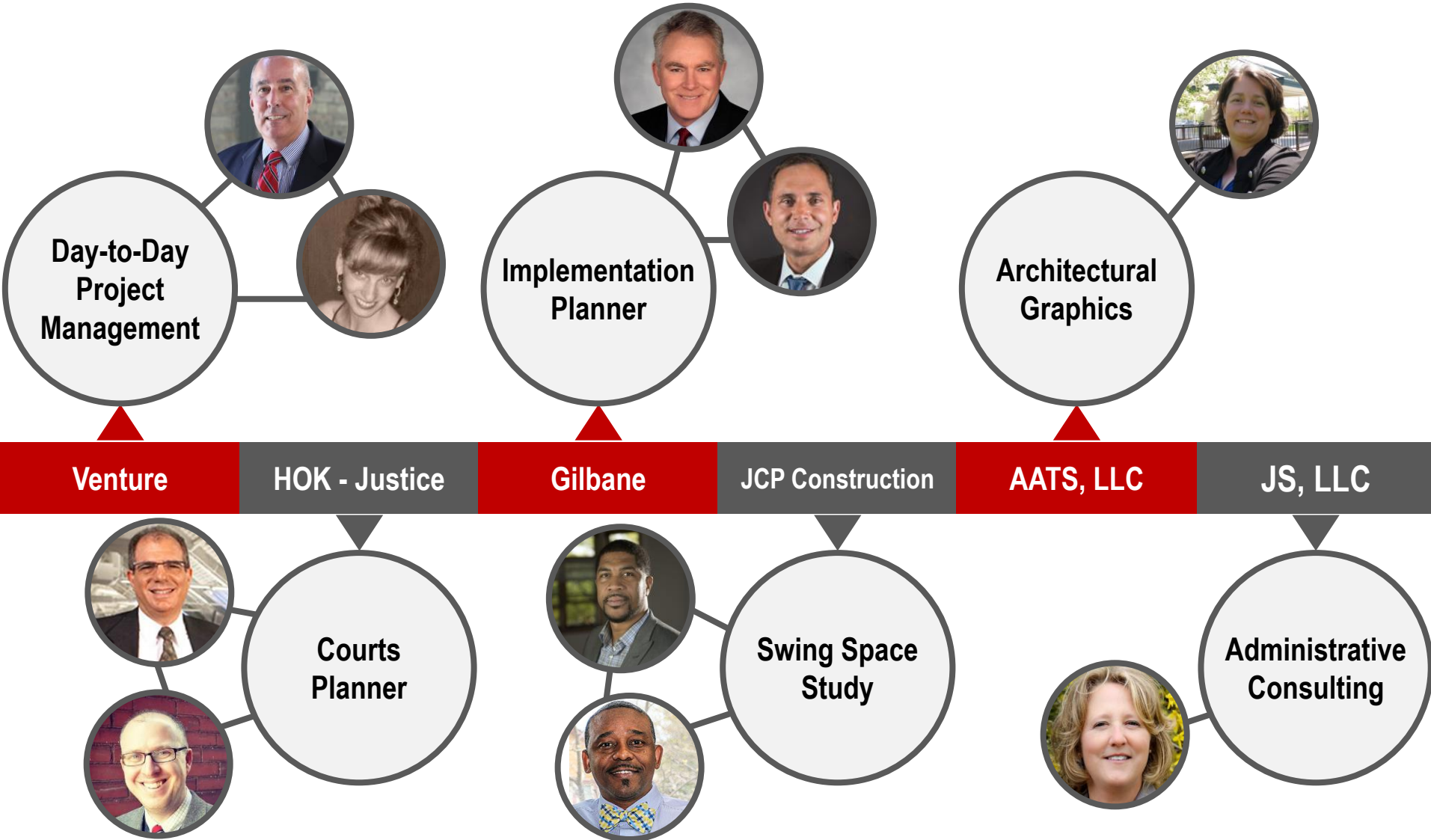


## Presentation Outline

- Team Organization
- Space Program
- Scenarios
- New Criminal Courthouse
- Swing Space Available
- Next Steps



# Team Organization





# Judicial Highlights

- Existing Courtroom Distribution
  - Nine civil courtrooms will be located offsite during transition phase

HISTORIC COURTHOUSE - EXISTING LITIGATION SPACES						
LITIGATION SPACES:	Civil		Family		TOTAL	
	Criminal	Reserve	Civil	Family	Criminal	Reserve
<b>7th Floor</b>				12		12
Room #:	702	712				
NSF:	1,558	1,558				
Room #:	707-J	707-K	707-L	707-M	707-X	
NSF:	450	372	407	407	320	
Room #:	711-F	711-H	711-M	711-N	711-T	
NSF:	241	241	230	230	390	
<b>6th Floor</b>					8	8
Room #:	608	615	622	623		
NSF:	2,173	1,554	1,316	1,316		
Room #:	629	632	634	635		
NSF:	1,554	1,796	1,796	2,173		
<b>5th Floor</b>						
Room #:	500	501	502	503	504	508
NSF:	2,448	1,964	1,964	1,964	1,694	1,092
Room #:	509	512	513	514	515	
NSF:	1,092	1,732	1,964	1,964	1,964	
<b>4th Floor</b>						
Room #:	400*	401	402	403	404	408
NSF:	2,448	1,964	1,964	1,964	1,964	1,092
Room #:	409	412	413	414	415	
NSF:	1,092	1,964	1,964	1,964	1,964	
Room #:	400-AF	400-AK	400-E	400-H	* Note: Room 400 is used for Calendar Call	
NSF:	418	324	619	391		
<b>2nd Floor</b>						
Room #:	206	208				
NSF:	1,440	1,440				
[ ] = Indicates one of the original 20 courtrooms						
<b>TOTAL</b>						
Judicial Officers (2015)						
	18	17	12	1	1	48
	17	15	12	1	1	45

EXISTING CRIMINAL JUSTICE FACILITY	
LITIGATION SPACES:	TOTAL Criminal
6th Floor	
5th Floor	
4th Floor	
3rd Floor	
2nd Floor	
1st Floor	2
Ground Floor	1
<b>TOTAL</b>	<b>3</b>
Judicial Officers	3

EXISTING SAFETY BUILDING	
LITIGATION SPACES:	TOTAL Criminal
6th Floor	1
5th Floor	2
4th Floor	1
3rd Floor	3
2nd Floor	1
1st Floor	1
<b>TOTAL</b>	<b>9</b>
Judicial Officers	9



# Judicial Highlights

## Transition Phase

- Nine civil courtrooms will be located offsite during transition phase

HISTORIC COURTHOUSE - PROPOSED LITIGATION SPACES										
LITIGATION SPACES:	Civil		Family		TOTAL					
	Criminal		Reserve		Civil	Family	Criminal	Reserve	TOTAL	
<b>7th Floor</b>						12			12	
Room #:	702	712								
NSF:	1,558	1,558								
Room #:	707-J	707-K	707-L	707-M	707-X					
NSF:	450	372	407	407	320					
Room #:	711-F	711-H	711-M	711-N	711-T					
NSF:	241	241	230	230	390					
<b>6th Floor</b>							8		8	
Room #:	608	615	622	623						
NSF:	2,173	1,554	1,316	1,316						
Room #:	629	632	634	635						
NSF:	1,554	1,796	1,796	2,173						
<b>5th Floor</b>						1	5	4	1	11
Room #:	500	501	502	503	504	508				
NSF:	2,448	1,964	1,964	1,964	1,964	1,092				
Room #:	509*	512	513	514	515					
NSF:	1,092	1,732	1,964	1,964	1,964					
									*Suitable replacement during transition	
<b>4th Floor</b>						7		8		15
Room #:	400*	401	402	403	404	408				
NSF:	2,448	1,964	1,964	1,964	1,964	1,092				
Room #:	409	412	413	414	415					
NSF:	1,092	1,964	1,964	1,964	1,964					
Room #:	400-AF	400-AK	400-E	400-H						
NSF:	418	324	619	391					* Note: Room 400 is used for Calendar Call	
<b>2nd Floor</b>										2
Room #:	206	208								
NSF:	1,440	1,440								
										= Indicates one of the original 20 courtrooms
<b>TOTAL</b>					10	17	20	1	48	
Judicial Officers (2015)					10	15	20		45	

EXISTING CRIMINAL JUSTICE FACILITY		
LITIGATION SPACES:	TOTAL	Criminal
6th Floor		
5th Floor		
4th Floor		
3rd Floor		
2nd Floor		
1st Floor	2	
Ground Floor	1	
<b>TOTAL</b>	3	
Judicial Officers	3	

TRANSITION SPACE		
LITIGATION SPACES:	TOTAL	Criminal
Relocate 9 Civil Courtrooms During Transition Phase		
	3	
	3	
	3	
Confirm Civil Court distribution with Judges. Distribution will affect Clerk's staff and locations.		
<b>TOTAL</b>	9	
Judicial Officers	9	



# Courtroom Assignment

## Final Distribution

HISTORIC COURTHOUSE - PROPOSED LITIGATION SPACES						EXISTING CRIMINAL JUSTICE FACILITY					NEW CRIMINAL COURTHOUSE						
LITIGATION SPACES:	Civil		Family		TOTAL	Civil	Family	Criminal	Flex	TOTAL	LITIGATION SPACES:	TOTAL Criminal	LITIGATION SPACES:				TOTAL Criminal
	Criminal	Flex	Flex	Flex									Future	Future			
<b>7th Floor</b>							2		2	4							
Room #:	702	712	Flex	Flex	Create Two New Courtrooms												
NSF:	1,558	1,558	1,292	1,292													(2)
Room #:																	
NSF:					Eliminate All Hearing Rooms												
Room #:																	
NSF:																	
<b>6th Floor</b>							8			8							
Room #:	608	615	622	623													
NSF:	2,173	1,554	1,316	1,316													
Room #:	629	632	634	635													
NSF:	1,554	1,796	1,796	2,173													
<b>5th Floor</b>						3	8			11							
Room #:	500	501	502	503	504	508											
NSF:	2,448	1,964	1,964	1,964	1,694	1,092											
Room #:	509	512	513	514	515												
NSF:	1,092	1,732	1,964	1,964	1,964												
<b>4th Floor</b>						15				15							
Room #:	400*	401	402	403	404	408											
NSF:	2,448	1,964	1,964	1,964	1,964	1,092											
Room #:	409	412	413	414	415												
NSF:	1,092	1,964	1,964	1,964	1,964												
Room #:	400-AF	400-AK	400-E	400-H	* Note: Room 400 is used for Calendar Call												
NSF:	418	324	619	391													
<b>2nd Floor</b>						2				2							
Room #:	206	208	[ ] = Indicates one of the original 20 courtrooms														
NSF:	1,440	1,440															
<b>TOTAL</b>						20	18	0	2	40							
Judicial Officers (2040)						20	18			38							
<b>EXISTING CRIMINAL JUSTICE FACILITY</b>													<b>NEW CRIMINAL COURTHOUSE</b>				
LITIGATION SPACES:											TOTAL Criminal	LITIGATION SPACES:				TOTAL Criminal	
6th Floor																	
5th Floor																	
4th Floor																	
3rd Floor																	
2nd Floor																	
1st Floor											2						
Ground Floor											1						
TOTAL											3	TOTAL				24	
Judicial Officers											3	Judicial Officers				22	



# Space Program

## General Government Highlights

- 23 Departments Studied
  - Historic Courthouse
  - 633 East Wisconsin Avenue
  - Safety Building
- Additional space planning will be completed to identify opportunities to maintain existing historic courthouse tenants.
- Opportunities for more efficient use of space within historic courthouse may be achieved as part of the construction of a new criminal courthouse, or at a later date, depending on available funding.



# Scenarios

## Scenario A

- Three buildings
  - New Criminal Courthouse
  - Historic Courthouse
  - New Building(s)/Leasable Space

## Scenario B

- Two buildings
  - New Criminal Courthouse
  - Historic Courthouse
    - All non-judicial departments/major remodeling to-fit

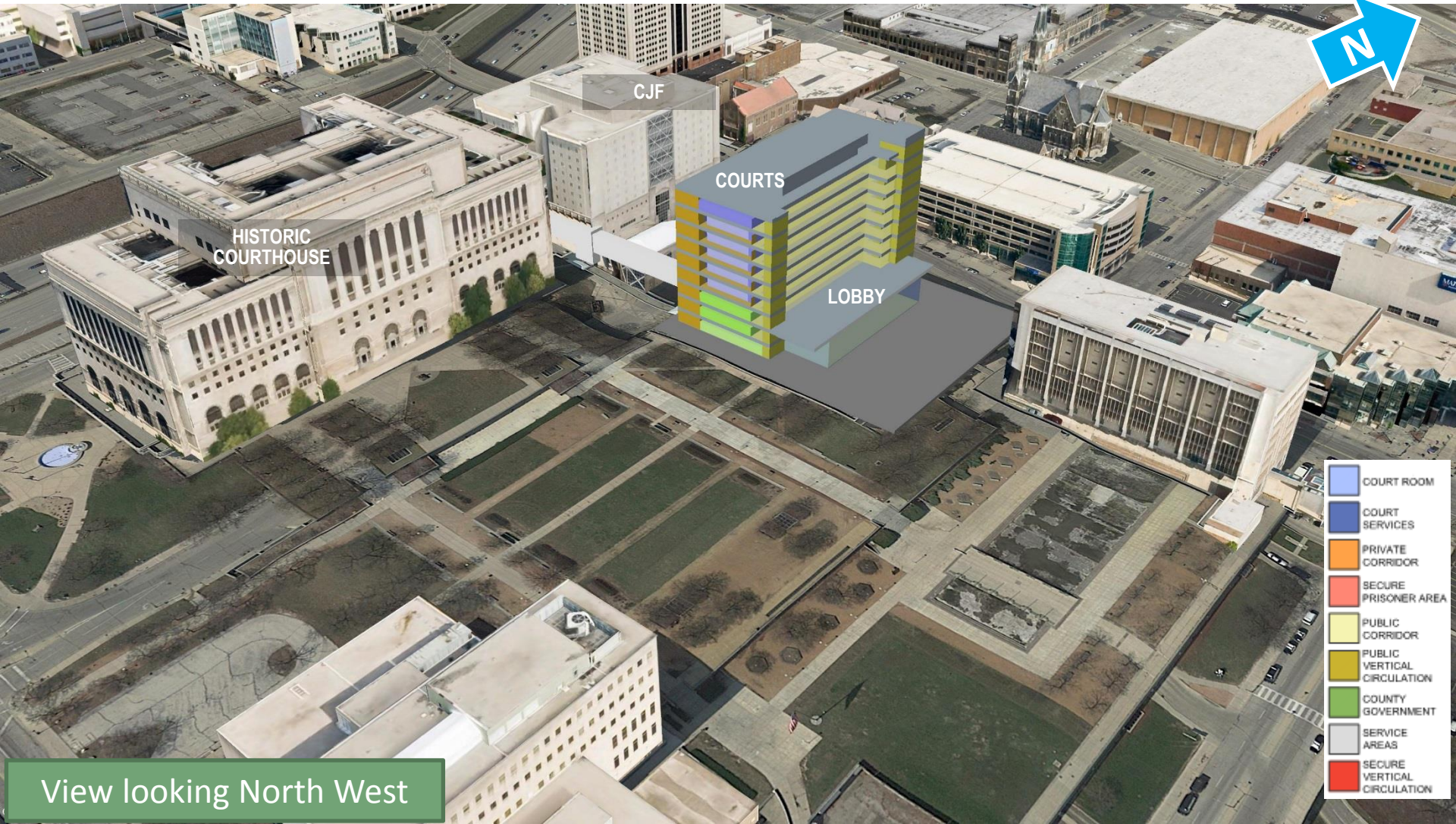
## Scenario C

- Three buildings
  - New Criminal Courthouse
  - Historic Courthouse
    - Current departments as is/minor remodeling
  - 633 Building or other
    - Current departments as is/minor remodeling





# New Criminal Courthouse



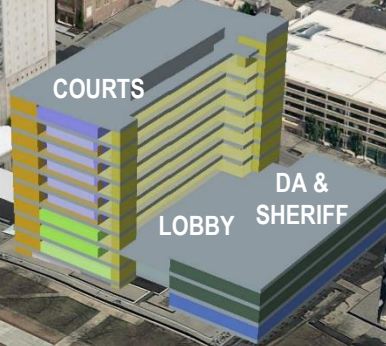
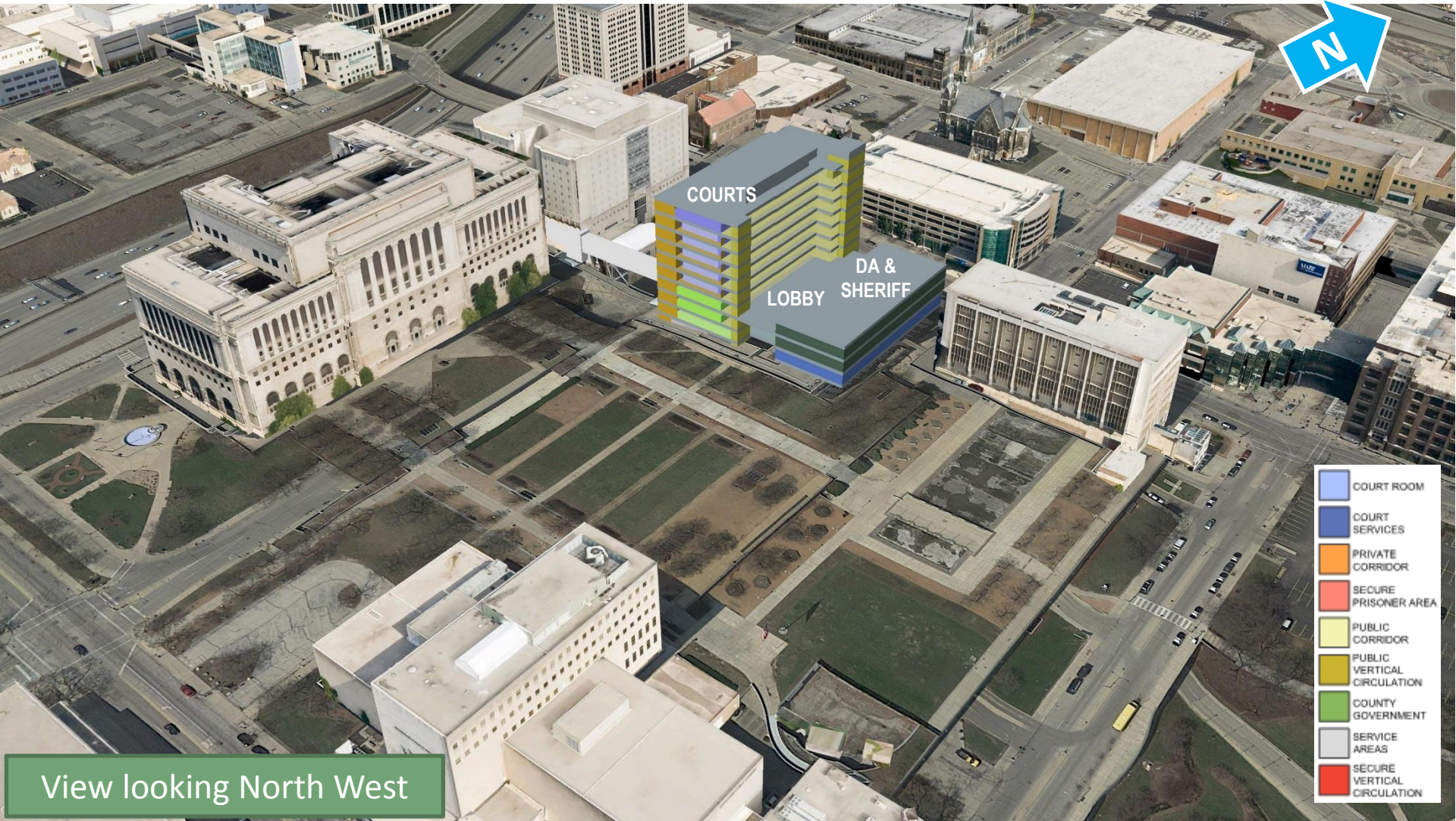
View looking North West

- COURT ROOM
- COURT SERVICES
- PRIVATE CORRIDOR
- SECURE PRISONER AREA
- PUBLIC CORRIDOR
- PUBLIC VERTICAL CIRCULATION
- COUNTY GOVERNMENT
- SERVICE AREAS
- SECURE VERTICAL CIRCULATION





# New Criminal Courthouse – including DA & Sheriff



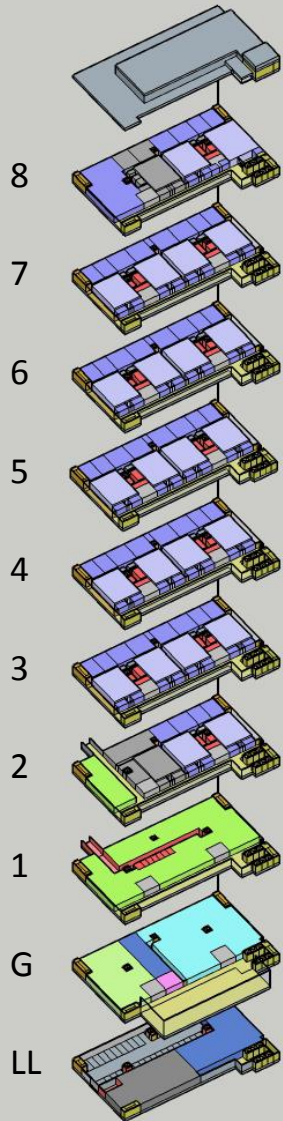
- COURT ROOM
- COURT SERVICES
- PRIVATE CORRIDOR
- SECURE PRISONER AREA
- PUBLIC CORRIDOR
- PUBLIC VERTICAL CIRCULATION
- COUNTY GOVERNMENT
- SERVICE AREAS
- SECURE VERTICAL CIRCULATION

View looking North West





# New Criminal Courthouse - Stacking



### Roof

### 8th Floor

- Large Courtroom
- 1 Typical Courtroom
- 1 Future Courtroom
- District Court Administration

### 3rd thru 7th Floors

- 4 Typical Courtrooms

### 2nd Floor

- 2 Courtrooms
- 1 Future Courtroom
- Workrooms
- Public Bridge Connector

### 1st Floor

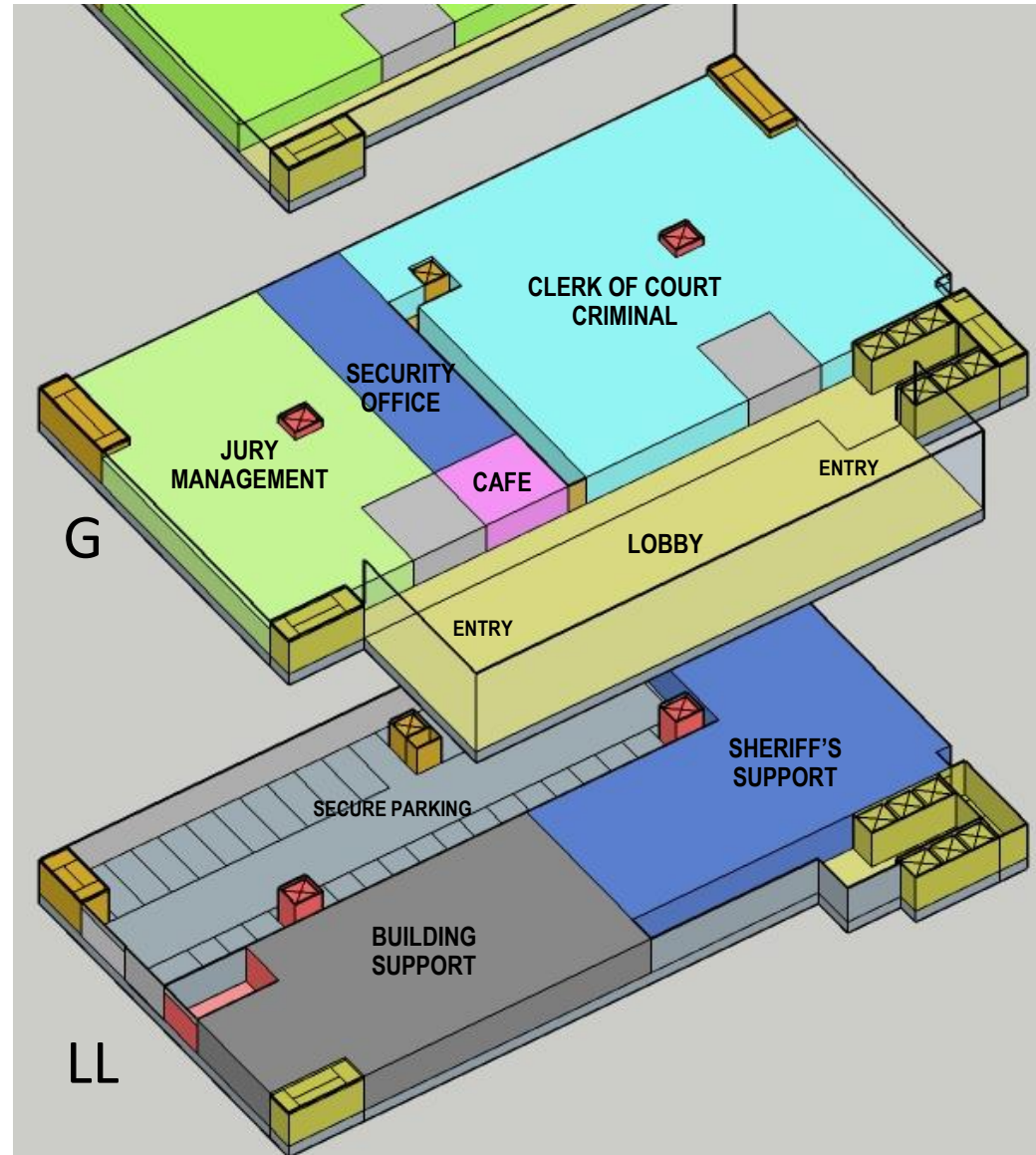
- Prisoner Bridge Connector
- Justice Point / Forensic Unit
- Public Defender Work Area
- Workrooms

### Ground Floor

- Public Entries
- Security Screening
- Lobby
- Jury Management
- Clerk of Court Criminal Division
- Sheriff's Court Security

### Lower Level

- Sheriff's Support Areas
- Building Support
- Secure Parking

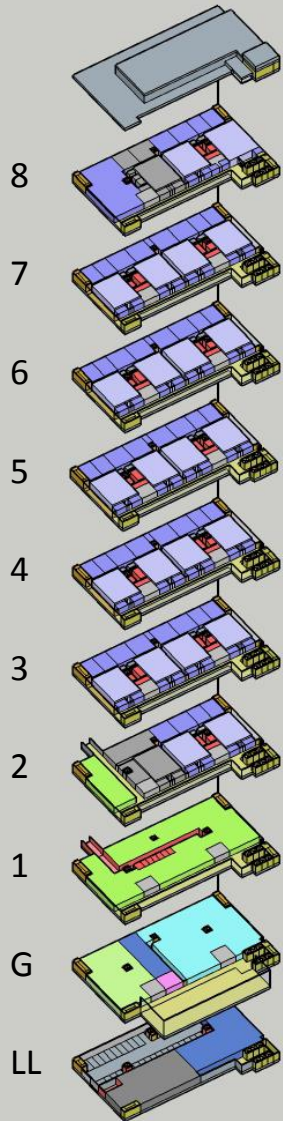


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# New Criminal Courthouse - Stacking



**Roof**

**8th Floor**

- Large Courtroom
- 1 Typical Courtroom
- 1 Future Courtroom
- District Court Administration

**3rd thru 7th Floors**

- 4 Typical Courtrooms

**2nd Floor**

- 2 Courtrooms
- 1 Future Courtroom
- Workrooms
- Public Bridge Connector

**1st Floor**

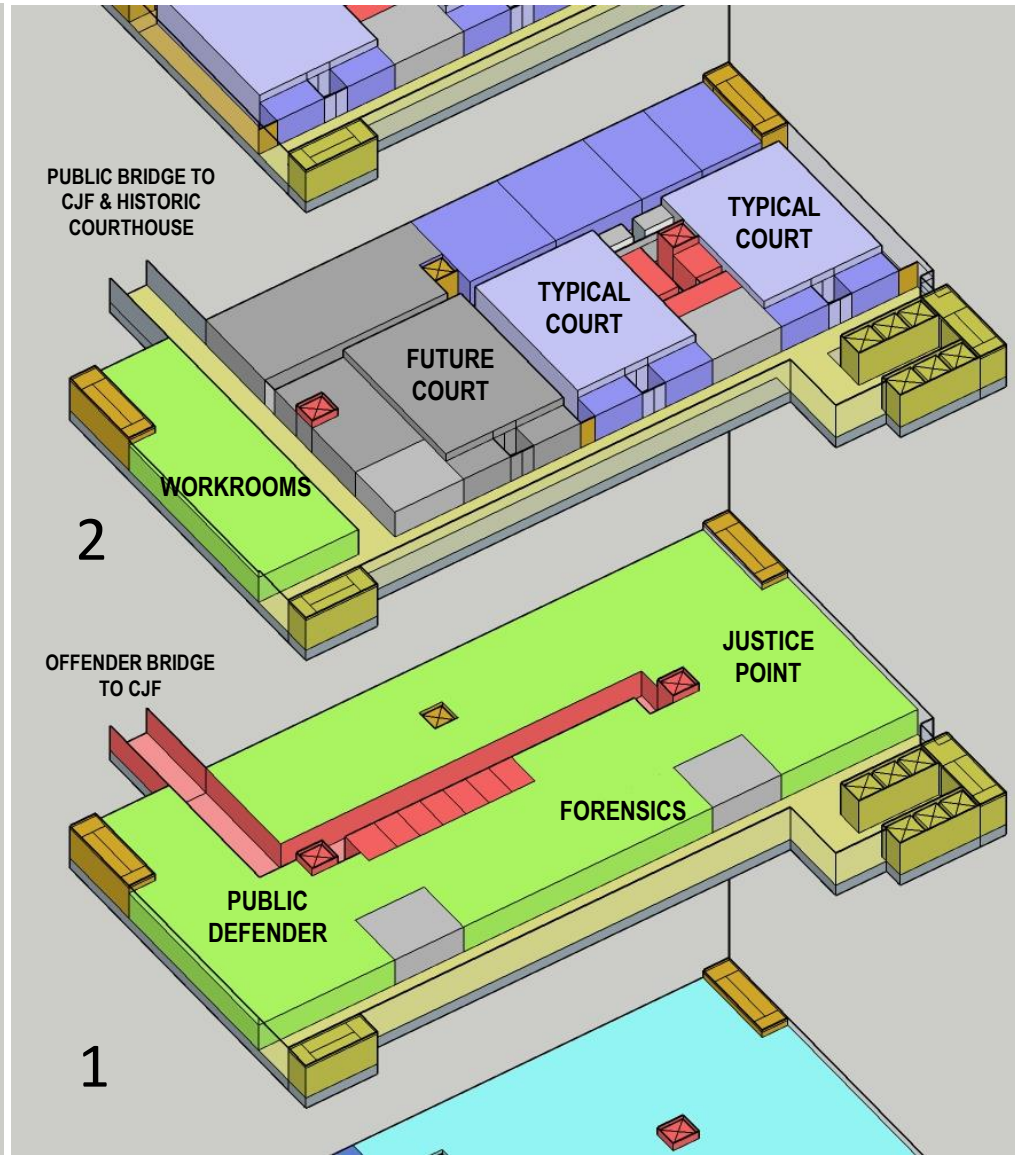
- Prisoner Bridge Connector
- Justice Point / Forensic Unit
- Public Defender Work Area
- Workrooms

**Ground Floor**

- Public Entries
- Security Screening
- Lobby
- Jury Management
- Clerk of Court Criminal Division
- Sheriff's Court Security

**Lower Level**

- Sheriff's Support Areas
- Building Support
- Secure Parking

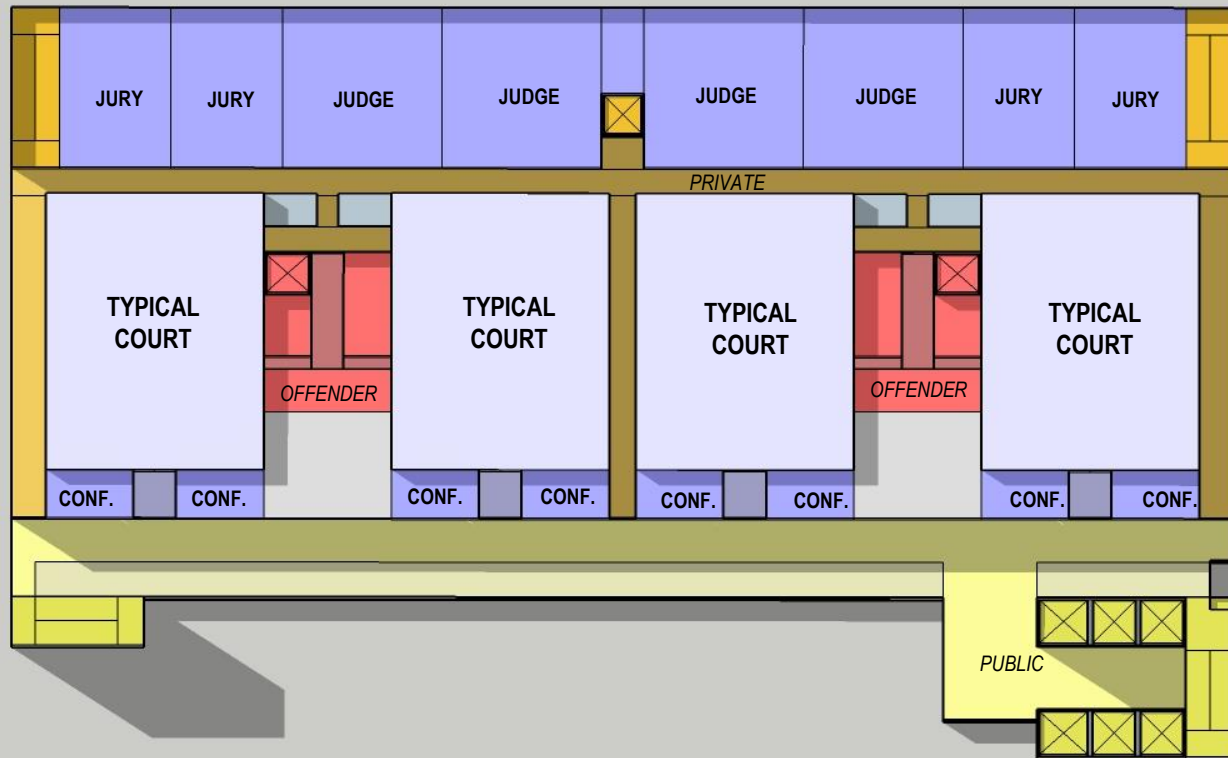




# New Criminal Courthouse

## Typical Court Floor Plan

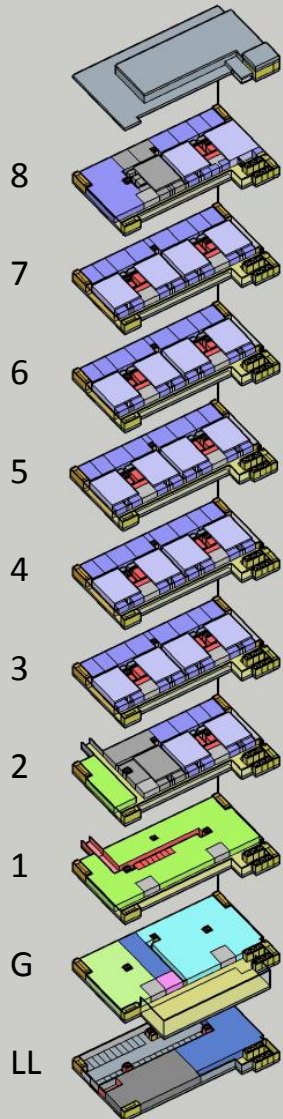
- Four Courtrooms per Floor
- Attorney/Client Conference Rooms
- Secure Separation
  - Public
  - Judges & Staff
  - Offenders
- Disabled Accessible







# New Criminal Courthouse - Stacking



**Roof**

**8th Floor**

- Large Courtroom
- 1 Typical Courtroom
- 1 Future Courtroom
- District Court Administration

**3rd thru 7th Floors**

- 4 Typical Courtrooms

**2nd Floor**

- 2 Courtrooms
- 1 Future Courtroom
- Workrooms
- Public Bridge Connector

**1st Floor**

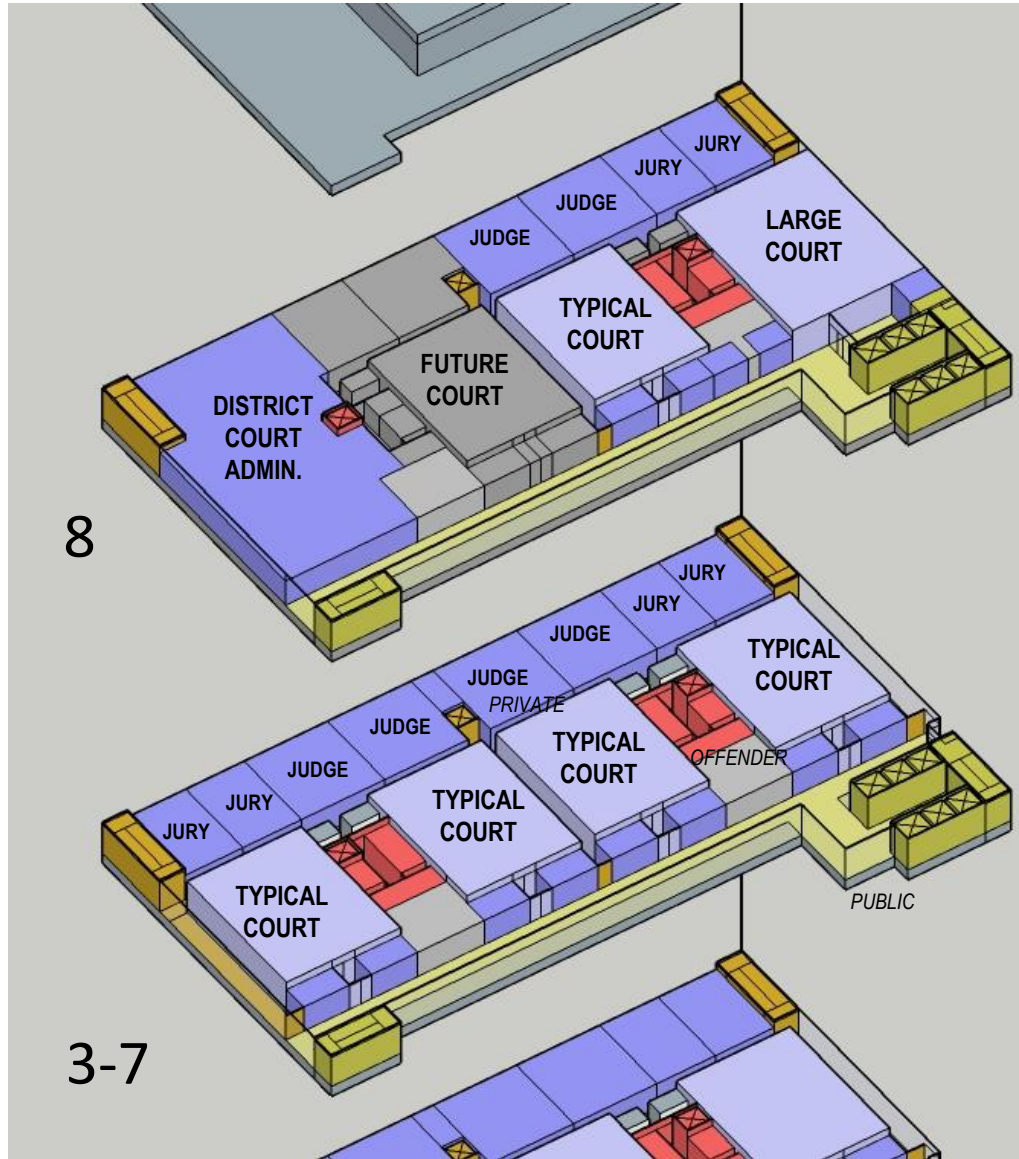
- Prisoner Bridge Connector
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- Workrooms

**Ground Floor**

- Public Entries
- Security Screening
- Lobby
- Jury Management
- Clerk of Court Criminal Division
- Sheriff's Court Security

**Lower Level**

- Sheriff's Support Areas
- Building Support
- Secure Parking





# New Criminal Courthouse

## HISTORIC COURTHOUSE

## CRIMINAL JUSTICE FACILITY

## NEW CRIMINAL COURTHOUSE

1st Floor Historic Courthouse  
w/ Walkway to 2nd Floor  
County Jail Facility

2nd Floor New Courthouse  
w/ Public Walkway to  
Historic Courthouse and  
County Jail Facility

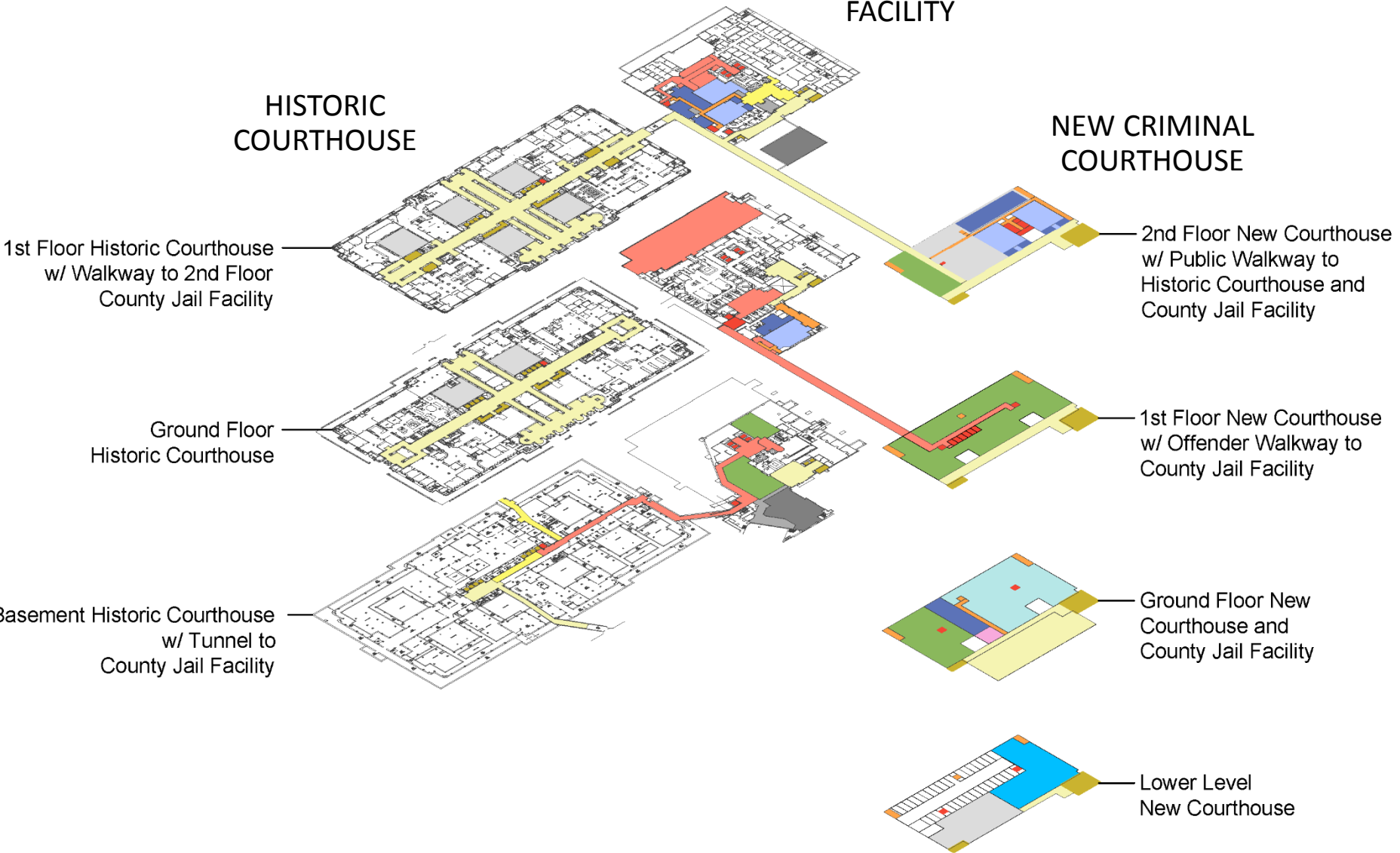
Ground Floor  
Historic Courthouse

1st Floor New Courthouse  
w/ Offender Walkway to  
County Jail Facility

Basement Historic Courthouse  
w/ Tunnel to  
County Jail Facility

Ground Floor New  
Courthouse and  
County Jail Facility

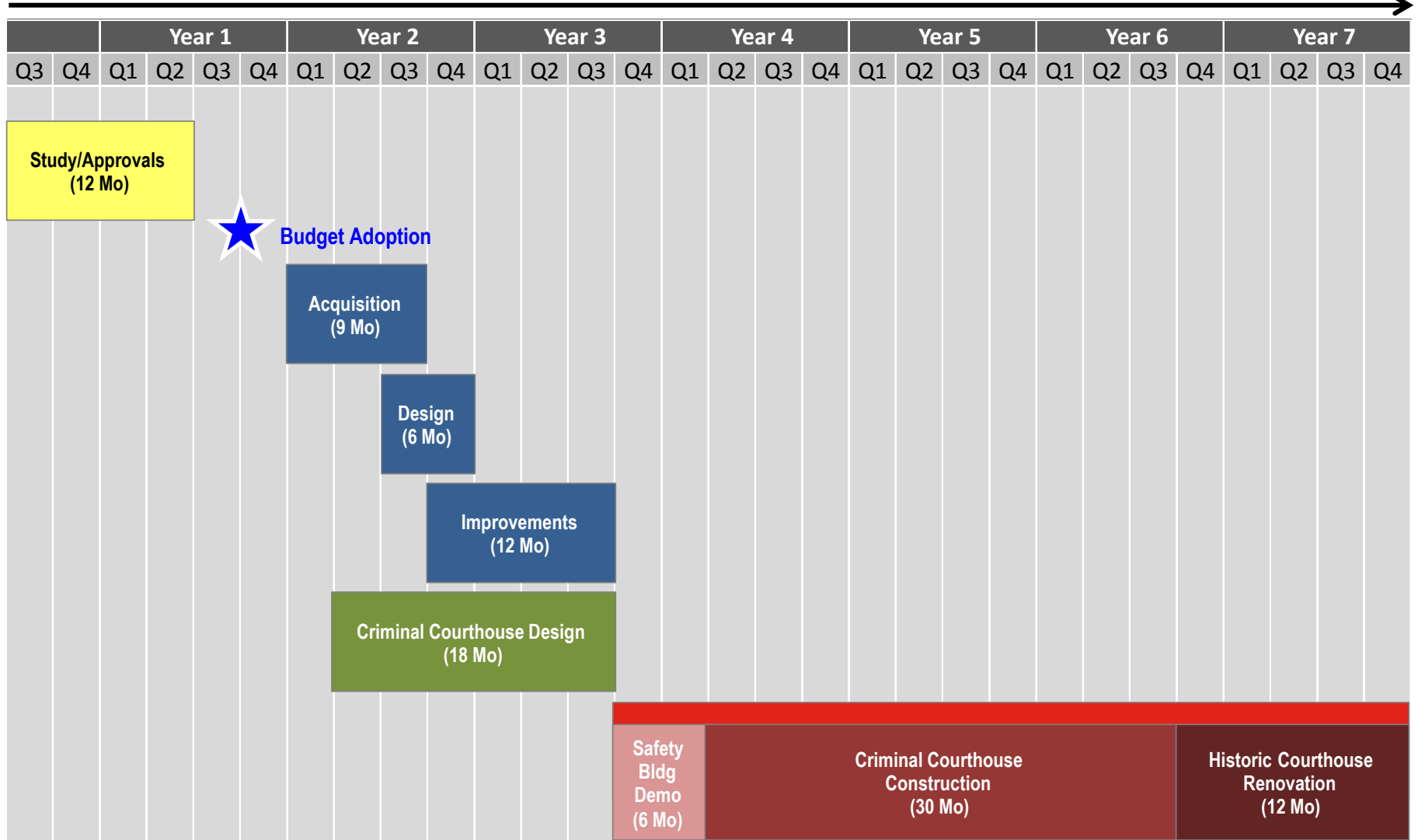
Lower Level  
New Courthouse





# Program / Design / Construction Schedule

## 7 Years







# Civil Court Swing Space Available (Estimated 50,000 SF)

#	Location	Total SF	SF Available	Lease Rate SF	Sale Price	Current Use	Occupancy	Terms	Distance (Miles)
1	2708 W Wisconsin Ave	92,600	92,600	N/A	\$850,000	school			1.5
2	2442 N 20 <sup>th</sup> Street	84,222	84,222	N/A	TBD	school			2
3	1715 N 37 <sup>th</sup> Street	62,555	62,555	N/A	\$170,000	school			2.5
4	11700 W Lake Park Drive	32,334	32,334	\$9.50	N/A	office		NNN	11
5	11900 W Lake Park Drive	36,552	36,552	\$13.00	N/A	office		FS	11
6	11925 W Lake Park Drive	36,067	36,067	\$10.50	N/A	office		NNN	11
7	11000 W Park Place	32,000	32,000	\$14.00	Negotiable	office		NNN	11
8	11000 W Park Place	45,000	45,000	Negotiable	Negotiable	office			11
9	9099 N Deerbrook Trail	97,400	44,076	\$4.50		office	Immediate	NNN	13
10	8989 N Deerwood Drive	62,173	62,173	\$8.00- \$11.00	\$4.0 M	office	Immediate	NNN	13



# Office Swing Space Available (Estimated 100,000 SF)

#	Location	Total SF	SF Available	Lease Rate SF	Current Use	Occupancy	Terms	Distance (Blocks)
1	633 W Wisconsin			\$14.50	County leased space			6
2	819 N 6 <sup>th</sup> Street			N/A	State Office Building			3
3	800 W Wells				MPM			2
4	310 W Wisconsin	573,786	255,000/ 50,000	\$16.50	office	Immediate 2018	Mod Gross	7
5	275 W Wisconsin – The Grand Ave	160,000	135,000	\$23.00	office	2 <sup>nd</sup> Qtr 2018 or Sooner	Gross + Electric	8
6	111 W Michigan Street	100,250	100,250	\$17.00	office		FSG	11
7	330 E Kilbourn	520,900	57,999	\$12.00	office		NNN	11
8	100 E Wisconsin	435,000	36,000	\$16.50- \$19.50	office			11
9	833 E Michigan		70,000	\$23.60	office	Immediate	Net	18
10	1421-1475 N Water	210,000	50,000	Negotiable	office	Immediate	NNN	13



## Next Steps

- Space Program & Scenarios – Today
- Project Budget Development
- Financing Options
- Final Recommendation For Master Plan



