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U.S. DEPARTMENT OF JUSTICE
LAW ENFORCEMENT ASSISTANCE ADMINISTRATION
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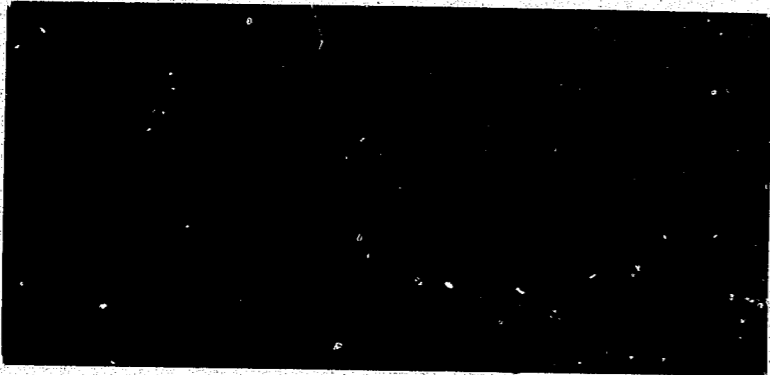


THE AMERICAN UNIVERSITY

CRIMINAL COURTS TECHNICAL ASSISTANCE PROJECT

Institute for Advanced Studies in Justice
The American University Law School
Washington, D.C.

A Program of the
Office of Regional Operations
(Adjudication Division)
Law Enforcement Assistance Administration
U.S. Department of Justice



REPORT ON PROVIDING ADDITIONAL
COUNTY COURT FACILITIES IN THE CITY
AND COUNTY BUILDING
DENVER, COLORADO

February 1973

Consultant:

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Organizations undertaking such projects under Federal Government sponsorship are encouraged to express their own judgment freely. Therefore, points of view or opinions stated in this report do not necessarily represent the official position of the Department of Justice. The American University is solely responsible for the factual accuracy of all material presented in this publication.

TABLE OF CONTENTS

Acknowledgements	1
Introduction and Methodology	1
Existing Space Use and County Court Facilities	3
Analysis of County Court Facilities	12
County Court Facility Needs	15
Availability of Space in the City and County Building for the Expansion of County Court Facilities	16
Facilities Planning Alternatives	17
Preliminary Cost Estimates	21
Evaluation of Alternatives	23
Recommendations for Implementation	25
Recommendations for Future Studies	25

LIST OF TABLES, DRAWINGS, PHOTOGRAPHS

Table 1 :
County Court Spaces and Facilities 6

Table 2 :
Renovation Areas and Cost
Comparisons of Alternative Plans 22

Drawing 1 :
Existing Space Use Plans - Basement 8

Drawing 2 :
Existing Space Use Plans - First Floor ... 10

Drawing 3 :
Proposed Space Use Plans
Alternative A 18

Drawing 4 :
Proposed Space Use Plans
Alternative B 19

Drawing 5 :
Proposed Space Use Plans
Alternative C 20

Photograph 1 :
East View, City and County Building 27

Photograph 2 :
West View, City and County Building 27

Photograph 3 :
North View, City and County Building 27

Photograph 4 :
Traffic Violations Bureau 28

Photograph 5 :
Public Space, County Clerk's Office 28

Photograph 6 :
County Court Clerk's Office 29

Photograph 7 :
Election Commission's Office 29

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Building Maintenance Department of
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The Consultant appreciates the honor of being selected by the Criminal Courts Technical Assistance Project, the American University, to conduct the study, and is especially thankful to Mr. Joseph A. Trotter, Jr., Project Coordinator, for the excellent coordination of the entire project.

Consultant's staff participating in the project:

- Dr. Michael Wong
- Mr. Prakash Yerawadekar
- Mr. Richard Halpert
- Mr. Lawrence Siegel
- Ms. Janet Grandinetti

INTRODUCTION AND METHODOLOGY

At the request of the Criminal Courts Technical Assistance Project, The American University, Washington, D.C., Space Management Consultants Inc. agreed to conduct a brief study of the county court's facilities in Denver to determine its immediate space needs and possible solutions.

Careful coordination from the beginning of the study by Mr. Joseph A. Trotter, Jr., Project Coordinator, has enabled the Consultant to optimize his effort in conducting the study. After the Consultant was briefed by letter on the problem and work scope, arrangements were made for a visit to the City and County Building, where county court facilities are housed.

A briefing session was conducted in Presiding Judge Manerbino's chambers, attended by senior members of the County Court, Public Building Division and Denver Anti-Crime Council staffs. The problems and work scope were more clearly defined. The Consultant then was shown through the entire building by Mr. Hap Holladay of the Public Building Division staff, who also provided historical and structural information as well as scale plans of the building. Information on building area, occupancy and space availability were obtained and court operations in several courtrooms of varying sizes were observed and re-recorded. Floor, wall and ceiling finishes of public and private spaces were indicated on the plans, and lighting, acoustical and furnishing conditions were noted and evaluated. Court and departmental personnel were briefly interviewed to establish locational relationships between courtrooms and ancillary spaces.

The Consultant also visited briefly the other floors in the building to observe their occupancy capacity and to assess the effectiveness of existing functional and spatial relationships within the entire building.

Data and information compiled during the site visit were then organized and analyzed. A preliminary building inventory of existing county court facilities were developed. Space needs for additional courtrooms and ancillary spaces were established and alternative solutions were developed and evaluated, based on design standards and planning guidelines developed by the Consultant over the past few years. The alternatives were evaluated in terms of locational and functional proximity, convenience, operations and cost. A budgetary cost estimate was calculated for each alternative for comparative purposes and one alternative was selected and recommended in the report.

A preliminary draft report was discussed with the Project Coordinator for comment and criticism prior to completion of this report, which, as submitted, concludes the Consultant's participation.

The following pages contain a systematic approach to analyzing facility problems.

EXISTING SPACE USE AND COUNTY COURT FACILITIES

The City and County Building was completed in 1932. It has a basement and five floors constructed in white granite stone and brick masonry. Finishes consist of plaster on brick walls, marble in corridors, plastered ceiling, suspended acoustical tile ceiling in recently renovated spaces, cast-in-place terrazzo floor in public areas, and rubberized cork tiles and linoleum in offices. Major public corridors are lit with incandescent lights while suspended fluorescent lighting is used in other areas.

Space allocation by floors in the building is as follows:

Basement (Structural ceiling height 10'3")

Central Services

Civil Defense

Conference Room

City Recorder

Post Office

Public Office Buildings Division of the City
and County of Denver

Snack Bar

* County Court Probation Office

* County Court Storage

First Floor (Structural ceiling height 11'13")

City Recorder

County Auditor's Office

Election Commission

Juvenile Court and Juvenile Probation Office
(2 courtrooms)

* County Court (9 courtrooms)

Second Floor (Structural ceiling height 18'3")

Clerk and Recorder's Office (Marriage Licenses)

District Court (7 courtrooms)

Probate Court (1 courtroom)

Third Floor (Structural ceiling height 14'5")

County Auditor's Office
 City Attorney
 Engineering General Services
 Mayor's Office
 Public Works Department
 Treasurer (Property taxes)
 District Court (2 courtrooms)
 Law Library

Fourth Floor (Structural ceiling height 17'5")

City Council Chamber and Offices
 City Attorney
 Marriage Counselor
 Probation Intake
 * Jury Commission
 * Sheriff (Prisoner holding facilities)
 Superior Court (1 courtroom)
 District Court (2 courtrooms)

Fifth Floor (Structural ceiling height 10'6")

Budget and Management
 Mechanical and Electrical Services Area

The above asterisked areas are related to county court operation and functions. Although all county court courtrooms are on the first floor, the probation office is in the basement and jury commission and prisoner holding facilities are on the fourth floor.

In its planning stages, the building was called the City Court House and was to have temporary holding facilities for prisoners. Proper prisoner holding facilities were never built, although there still remains evidence of their planning on the fifth floor.

Originally there were 11 District and County Court courtrooms. Now there are 30 courtrooms, assigned as follows:

Basement	--	--
1st Floor	County Court	9 courtrooms
	Juvenile Court	2 courtrooms & 1 hearing room
2nd Floor	District Court	7 courtrooms
	Probate Court	1 courtroom
3rd Floor	District Court	2 courtrooms
4th Floor	District Court	8 courtrooms
	Superior Court	1 courtroom
5th Floor	--	--
Total		30 courtrooms and 1 hearing room

An area analysis is presented below in the broad categories of office, utility, storage and corridor areas on each floor.

FLOOR	OFFICE	UTILITY	STORAGE	CORRIDOR	TOTAL
Basement	2,432	17,981	32,288	14,952	68,653
First	38,666	4,928	6,094	17,596	67,284
Second	41,025	2,285	1,327	17,133	61,770
Third	39,023	1,660	5,777	13,429	59,889
Fourth	43,124	1,844	671	14,262	59,901
Fifth	32,000	25,079	1,232	1,394	59,705
Total	196,270	53,777	48,389	78,766	377,202
Percent Total	52.0	14.3	12.8	20.9	100.00

County court areas on the first floor and in the basement are analyzed in Table 1 and existing space use plans are presented in drawings 1 and 2.

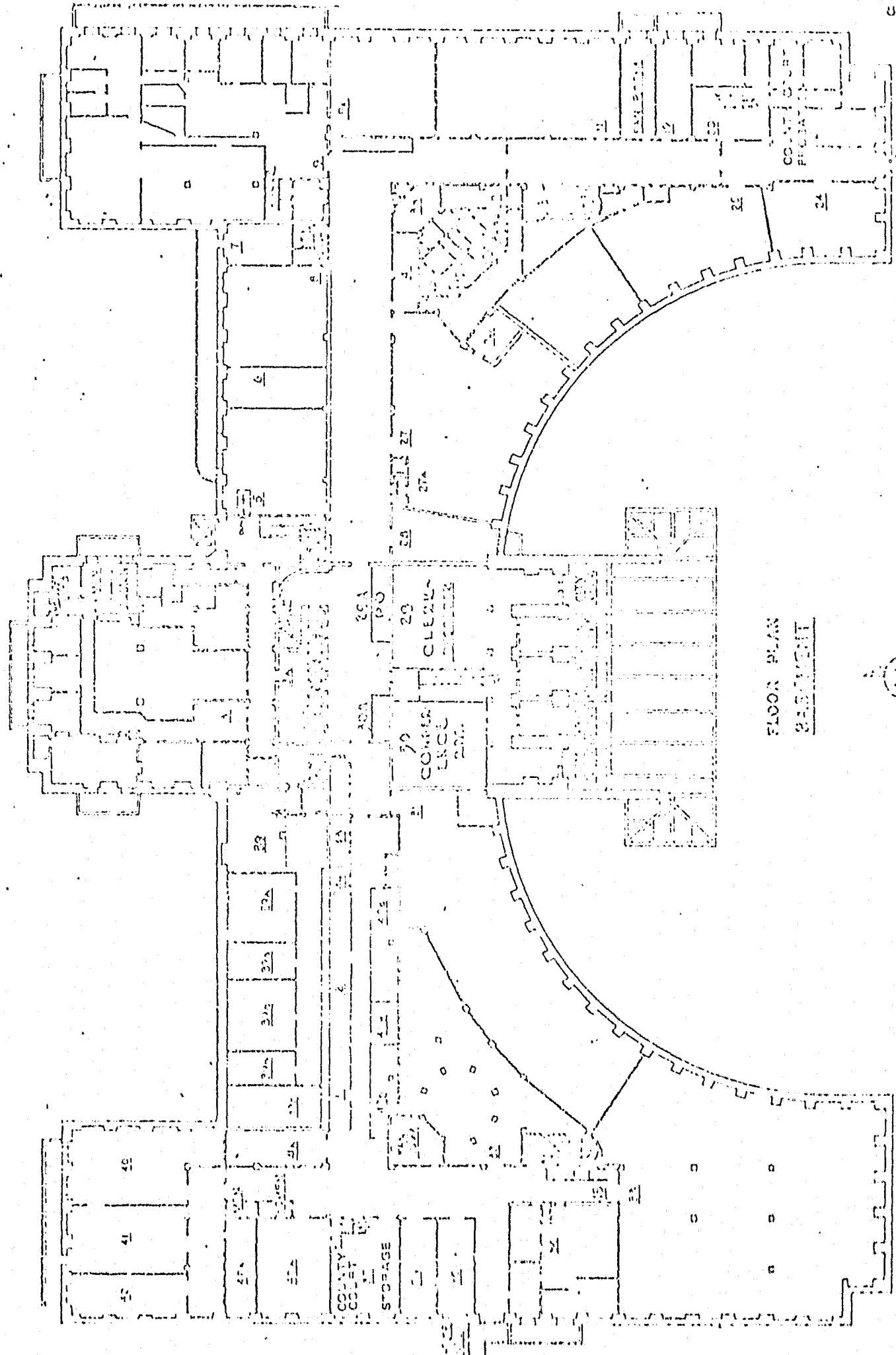
TABLE 1
COUNTY COURT SPACES AND FACILITIES

FACILITY	APPROXIMATE AREA IN SQUARE FEET*	SUB-TOTAL SQ. FT.	COMMENTS
<u>BASEMENT</u>			
County Court Probation Office	2,720	2,720	
County Court Storage	864	864	
<u>FIRST FLOOR</u>			
Courtrooms : A	1,404		Traffic Cases
B	1,560		Traffic Cases & Night Court
C	782		Traffic Cases
D	1,040		Criminal Cases
E	1,504		Criminal Cases
F	1,504		Criminal Cases
G	864		Preliminary Hearings
H	912		Criminal Cases
J	1,160	10,730	General Sessions (Ordinance Violation Cases)
Chambers : Presiding Judge	528		Chamber
	280		Conference Room
	426	1,234	Secretary
A	400		Chamber
	198	598	Secretary
B	330		Chamber
	154	484	Secretary
C	192		Chamber
	104	296	Secretary
D	224		Chamber
	304	528	Secretary
E	336		Chamber
	202	538	Secretary

* Areas computed from scaled dimensions off the drawings.

TABLE 1
 COUNTY COURT SPACES AND FACILITIES (cont'd)

FACILITY	APPROXIMATE AREA IN SQUARE FEET	SUB-TOTAL SQ. FT.	COMMENTS
F	336		Chamber
	202	538	Secretary
G	192		Chamber
	88	280	Secretary
H	324	324	Chamber
J	352		Chamber
	168	520	Secretary
Jury Deliberation Room	230		
Toilet	40	270	One Toilet for Male & Female
Parking Ticket Referee's Office	324		
Parking Ticket Clerk's Office	192		
Entrance & Waiting Space	140	656	
Night Court Clerk's Office	160		
Court Administrator's Office	336		
Secretary's Office	227	563	
County Court Clerk's Office	2,012	2,012	
Traffic Violations Bureau	1,558		
Public Waiting Space	400	1,958	
Liaison Office	168	168	Court & Police Liaison
City Attorney's Office	720	720	
Vaults & Records Storage Space	320		
	36		
	192		
	390	938	
Public Toilets - Male			
Female			
	TOTAL	26,939	



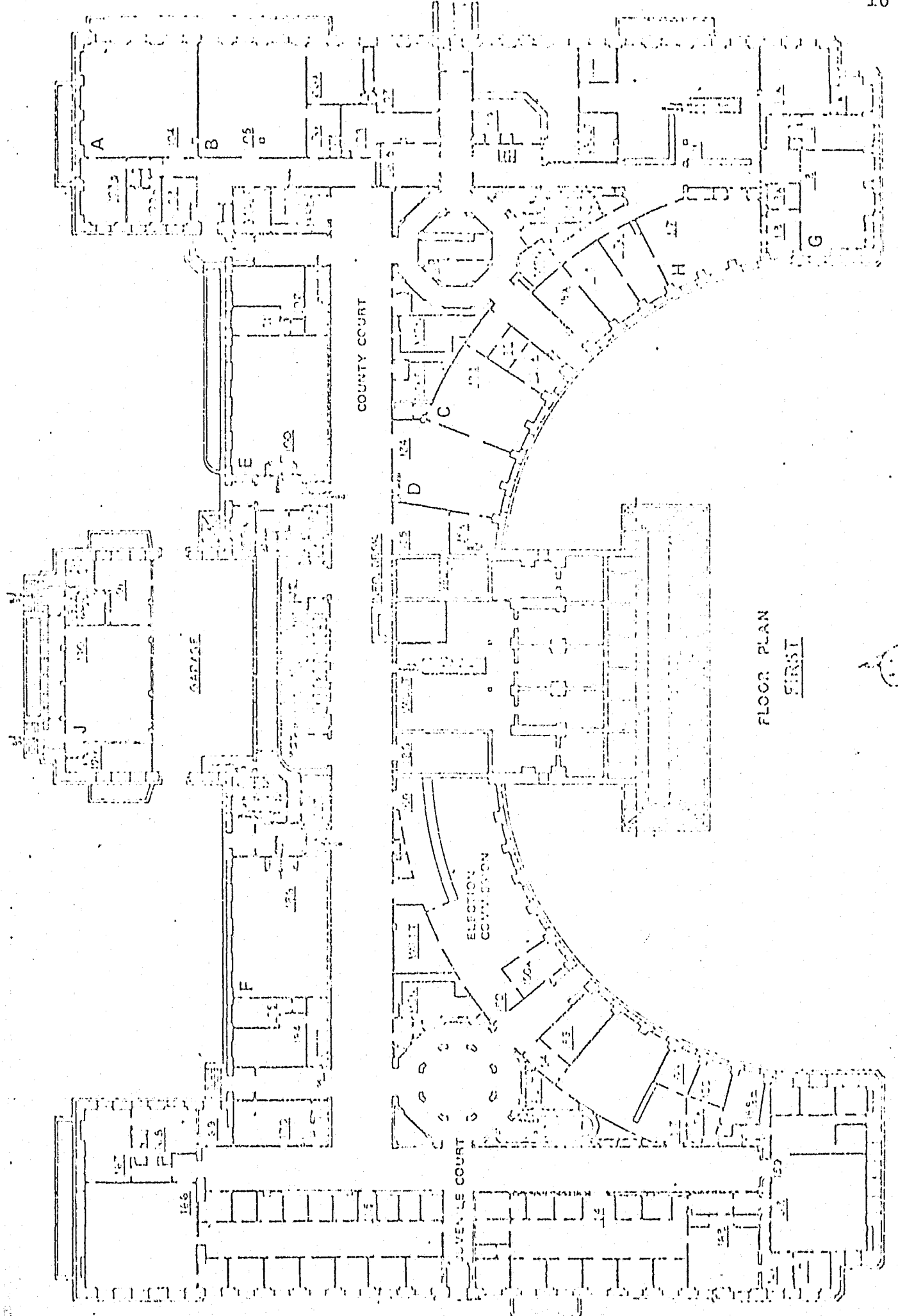
FLOOR PLAN
BASEMENT



SPACE MANAGEMENT
CONSULTANTS, INC.
1400 W. WASHINGTON ST., SUITE 1000
DENVER, CO 80202

EXISTING SPACE USE PLANS
CITY AND COUNTY BUILDING, DENVER - BASEMENT
DRAWING NO. 1

.	Building Maintenance-Janitorial Closet
1.	Building Maintenance-Janitorial Closet
1.	Civil Defense
1A.	Civil Defense-Storage
1B.	Civil Defense-Showers and De-Contamination Room
1.	Civil Defense-Kitchen
2.	Building Maintenance-Plumbing Shop
3.	Electrical Room
7.	Power Supply and Control Room
3.	Switchboard Room
7.	Central Service
1A.	Central Service-Storage
10.	First Aid
11.	Building Maintenance-Carpentry Storage
19.	Diagnostic Clinic-Testing Area
20.	Diagnostic Clinic-Offices
24.	Probate Court-Storage
25.	Traffic Engineering-Master Control Room
26.	Civil Defense-Fallout Shelter
27.	Snack Bar
27A.	Snack Bar-Kitchen
28.	Mechanical Equipment Room-Hot Water Heater
29.	Recorder-Storage
29A.	Post Office
29B.	Mail Room
30.	Budget-Conference Room
31.	Christmas Lighting-Storage and Working Area
32.	Election Commission-Storage and Working Area
33.	District Court-Storage
34.	Building Maintenance-Office
35.	Building Maintenance-Janitorial Closet
36.	Building Maintenance, Electrical Storage
37.	County Court-Storage
39.	Building Maintenance-Janitorial Locker Room
39A.	Building Maintenance-Storage Custodial
39B.	Building Maintenance-Storage Custodial
39C.	Building Maintenance-Storage Custodial
39D.	Building Maintenance-Storage Custodial
39E.	Building Maintenance-Storage Carpentry
40.	Building Maintenance-Carpenter Shop Working Area
40A.	Building Maintenance-Carpenter Shop Storage
40B.	Building Maintenance-Carpenter Shop Key Room and Office
40C.	Building Maintenance-Carpenter Shop Storage
41.	Building Maintenance-Paint Shop and Office
41A.	Building Maintenance-Paint Shop Storage
42.	Building Maintenance-Electrical Shop and Office
42A.	Building Maintenance-Electrical Shop Storage
42B.	Building Maintenance-Electrical Shop Storage and Working Area
43.	Building Maintenance-Janitorial Office
44.	Building Maintenance-Matron Office



FLOOR PLAN
FIRST

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EXISTING SPACE USE PLANS
CITY AND COUNTY BUILDING, DENVER - FIRST FLOOR

DRG. 2

CITY AND COUNTY BUILDING, DENVER - FIRST FLOOR

July 1972

00.	County Court-Courtroom "E"	163.	Juvenile Court-Judges Chambers
00A.	County Court-Liaison Officer	164.	Juvenile Court-Probation Department
00B.	County Court-Police Dept. Liaison	165.	Juvenile Court-Probation Department
01.	County Court-Judges Chambers "E"	166.	Juvenile Court-Courtroom Division II
02.	County Court-Court Clerk "E"	167.	Juvenile Court-Judges Chambers Division II
03.	County Court-Court Clerk "A"	168.	Juvenile Court-Clerk Court Division II
03A.	County Court-Court Reporter "A"	169.	Juvenile Court-Court Reporter Division II
03B.	County Court-Judges Chambers "A"	170.	Juvenile Court-Reference
04.	County Court-Courtroom "A"	184.	County Court-Court Clerk "F"
05.	County Court-Courtroom "B"	185.	County Court-Judges Chambers "F"
06.	County Court-Court Clerk "F"	186.	County Court-Courtroom "F"
06A.	County Clerk-Judges Chambers "B"	190.	County Court-Courtroom "J"
07.	County Court-Judges Chambers "B"	191.	County Court-Judges Chambers "J"
08.	County Court-Secretary section "B"	191A.	County Court-Secretary "J"
08A.	County Court-Jury Room	191B.	County Court-Jury Room "J"
09.	County Court-Traffic Violations		
10.	County Court-Machine Room and Office		
11.	County Court-Clerical Office		
11A.	County Court-Assistant City Attorney		
11B.			
11C.	County Court-Administrative Officer		
12.	County Court-Courtroom "G"		
13.	County Court-Court Reporter "G"		
13A.	County Court-Court Clerk "G"		
17.	County Court-Courtroom "H"		
177.	County Court-Judges Chambers "H"		
118.	County Court-Court Reporter		
118A.	County Court-Court Referee		
122.	County Court-Court Clerk "C"		
122A.	County Court-Judges Chambers "C"		
123.	County Court-Courtroom "C"		
124.	County Court-Courtroom "D"		
125.	County Court-Court Clerk "D"		
125A.	County Court-Judges Chambers "D"		
126.	Auditor		
150.	Election Commission		
150A.	Election Commission, Secretary		
154.	Juvenile Court-Clerk Storage		
155.	Juvenile Court-Clerk		
156.	Juvenile Court-Probation (Girls Division)		
157.	Juvenile Court-Clerk		
158.	Juvenile Court-Probation (Girls Division)		
158A.	Juvenile Court-Probation (Girls Division)		
159.	Juvenile Court-Probation Department		
159A.	Juvenile Court-Courtroom Division I		
160.	Juvenile Court-Court Clerk		
161.	Juvenile Court-Court Reporter		
162.	Juvenile Court-Courtroom Division I		

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NEW YORK 10023 (212) 995-0437

EXISTING SPACE USE

ANALYSIS OF COUNTY COURT FACILITIES

Courtrooms

In the City and County Building, the County Court has the use of nine courtrooms, ranging in area from 782 square feet to 1,504 square feet. Three of the nine courtrooms are less than 1,000 square feet in area. Two of these three, courtrooms G and H, which are used for preliminary hearings and criminal cases, are very crowded. Although their proximity to the clerical area is particularly suited to the operation of the court, general overcrowding is evident in the courtrooms as well as in the nearby corridors, creating a potential security hazard. Courtroom J, located centrally on the west side of the building and separated from the building by a garage, has a similar problem. Larger courtrooms are not as crowded.

Overcrowding mainly results from (i) a lack of adequate public waiting areas outside courtrooms and (ii) the use of smaller courtrooms for busy calls, such as preliminary hearings.

Jury Deliberation Rooms

Only one jury deliberation room is available. It adjoins courtroom J and is not easily accessible from other courtrooms. Only one toilet is available for use by men and women jurors.

Although the number of jury trials is small, another conveniently located and easily accessible jury deliberation room would be extremely useful. This jury deliberation room should be better planned and equipped with separate men's and women's toilet facilities.

Witness/Conference Rooms

There are no conference rooms set aside for attorneys to confer with their clients or witnesses. This activity usually takes place in corridors and in courtrooms.

Public Waiting Spaces

Corridors are used for public waiting. There are no planned public waiting spaces near the courtrooms or inside the clerk's office.

Prisoner Holding Facilities & Secured Interview Spaces

There are no prisoner holding facilities near the courtrooms. Handcuffed prisoners are escorted through public corridors to courtrooms. Attorneys interview those clients who are in custody either in corridors or in courtrooms because there are no secured interview spaces. The freight elevator is used for transporting prisoners to and from detention areas on the fourth floor.

Judges' Chambers

There are 10 judges' chambers varying in area from 280 square feet to 1,234 square feet. The chamber adjacent to Courtroom II does not have a separate secretary's office. Private toilets are not available in all the chambers. Chambers are adjacent and directly accessible to courtrooms and have separate access to public areas.

Offices

All offices are generally crowded. The Traffic Violations Bureau and the Clerk's Office are conveniently located near the north entrance into the building. City Attorneys handling county court cases have office space adjacent to the Clerk's Office.

The public corridor adjacent to the Clerk's Office is particularly crowded and inadequate. Although the staircase leading to the basement Probation Office from the Clerk's Office is useful, it seems to be used more frequently to visit the cafeteria than the Probation Office.

Other smaller offices are conveniently located but do not afford enough privacy because of general overcrowding.

Vaults and Records Storage Spaces

Three vaults and several "Electriciers" with a total floor area of 938 square feet are available for county court records in three different locations.

Staff Facilities

The cafeteria in the basement is convenient. Staff toilet facilities are inadequate.

Public Facilities

There are no adequate public toilet facilities available in the building. Public telephones are conveniently located off the main corridor.

Environmental Aspects

Heating is adequate. Private offices have window unit air-conditioners. Incandescent lighting in public corridors is inadequate and should be improved. Most offices have suspended fluorescent lighting which provides an adequate level of lighting on work surfaces.

Circulation

The City and County Building does not provide for separate circulation of public, judges, and prisoners. Jurors travel by public elevators from the fourth floor jury

assembly area and walk through public corridors to courtrooms. To reach the only jury deliberation room, jurors from courtrooms A to H have to walk outside the building to courtroom J.

Security

Overcrowding, mixed circulation patterns and lack of prisoner holding and interview facilities are potential security problems.

Night court is held in courtroom B. At that time, two electrically-operated metal roller shutters close off other areas of the building, leaving essential public and court facilities open for night use. Adequate security is thus provided for the night court operation.

Public Address System and Acoustics

Courtrooms are equipped with public address systems. Some courtrooms have microphones suspended from the ceiling to avoid loose wires on the floor. Overcrowding, however, makes hearing difficult and courtrooms facing streets have traffic noise problems.

COUNTY COURT FACILITY NEEDS

Two more County Court judges will be appointed in the near future to deal with the increasing court caseload. These judges will need two courtrooms with adjoining chambers and secretaries' offices.

Analysis of existing spaces and facilities shows that it would also be advantageous to provide an additional jury deliberation room and two witness/conference rooms.

An increase in the number of judges may bring about a small increase in the clerical staff, but any improvement

in space allocated to clerical functions will depend upon the availability of expansion space for county court facilities within the City and County Building.

The following approximate areas will be required to provide reasonably adequate facilities.

2 courtrooms	@ 1,000 sq. ft.	2,000 sq. ft.
2 judges' chambers including support staff	@ 300 sq. ft.	600 sq. ft.
1 jury deliberation room	@ 400 sq. ft.	400 sq. ft.
2 witness/conference rooms	@ 80 sq. ft.	160 sq. ft.
Total :		3,160 sq. ft.

AVAILABILITY OF SPACE IN THE CITY AND COUNTY BUILDING FOR THE EXPANSION OF COUNTY COURT FACILITIES

At present there are no vacant spaces in the City and County Court Building to accommodate two additional courtrooms and essential ancillary facilities for the County Court. However, the area now occupied by the Election Commission on the first floor could be made available in the near future when the Election Commission moves to other premises.

The area now occupied by the Election Commission is about 2,640 square feet. The adjoining vault is approximately 345 square feet.

The south rotunda, similar to the one on the north now being used by the Traffic Violations Bureau, is unused and could have been planned as a courtroom. According to

personnel interviewed, that area is already assigned to the Juvenile Court for their expansion needs.

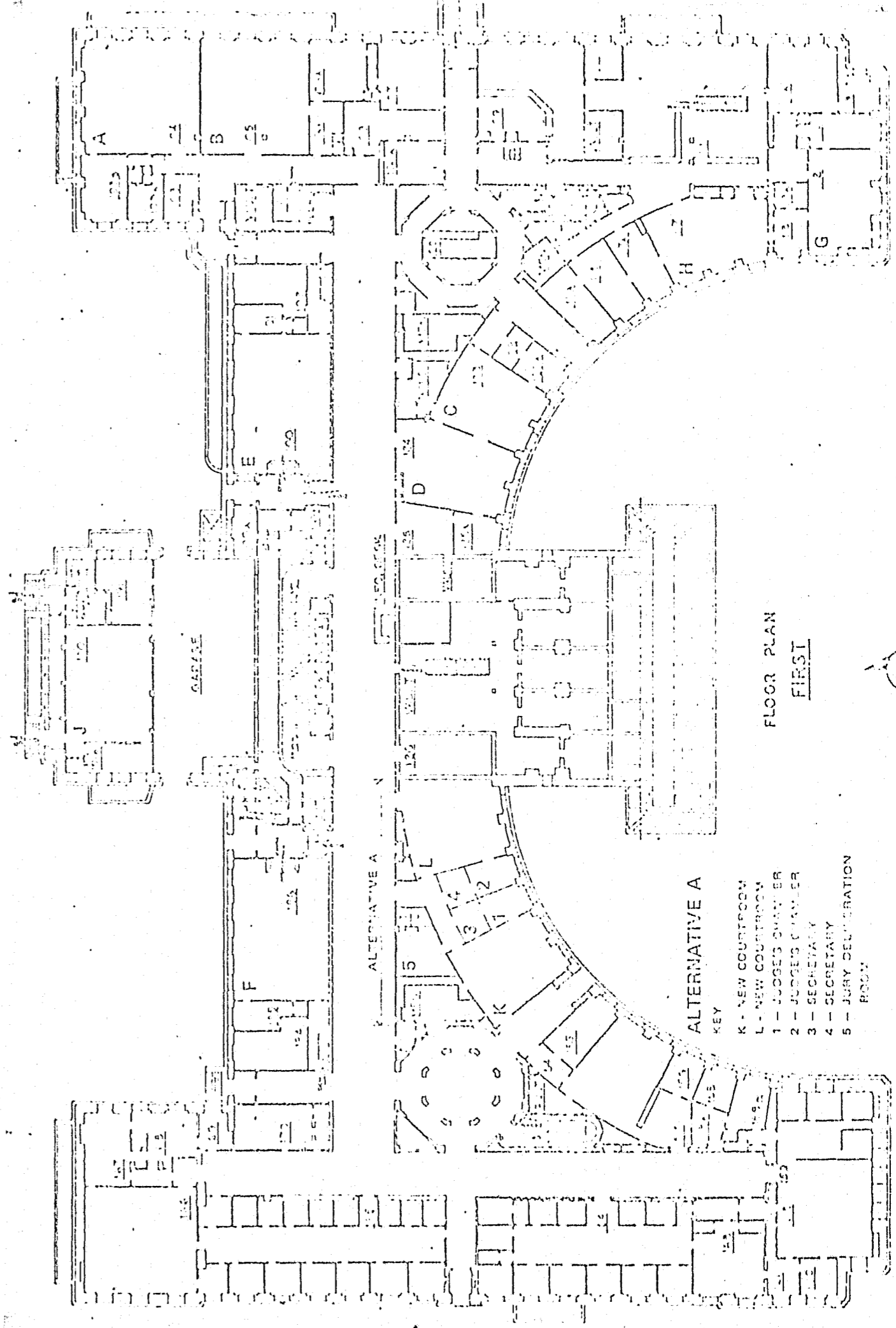
The County Auditors occupy room 126 adjacent to the Election Commission office. This area is approximately 434 square feet. Because the County Auditor's main office is on the third floor of the building, the possibility of moving the present occupants to the third floor and vacating this area for County Court expansion should be seriously considered. If this area becomes available, there would be adequate space to accommodate the short-term needs of the County Court.

From the Consultant's cursory survey of the courthouse, no other areas in the building would be available in the immediate future for County Court expansion. (Areas which may not be available in the immediate future, but may be vacated in the near future are discussed later in this report.)

FACILITIES PLANNING ALTERNATIVES

Within the limitations of possible available space as outlined above, the following alternatives can be considered and are presented in drawings 3, 4 and 5.

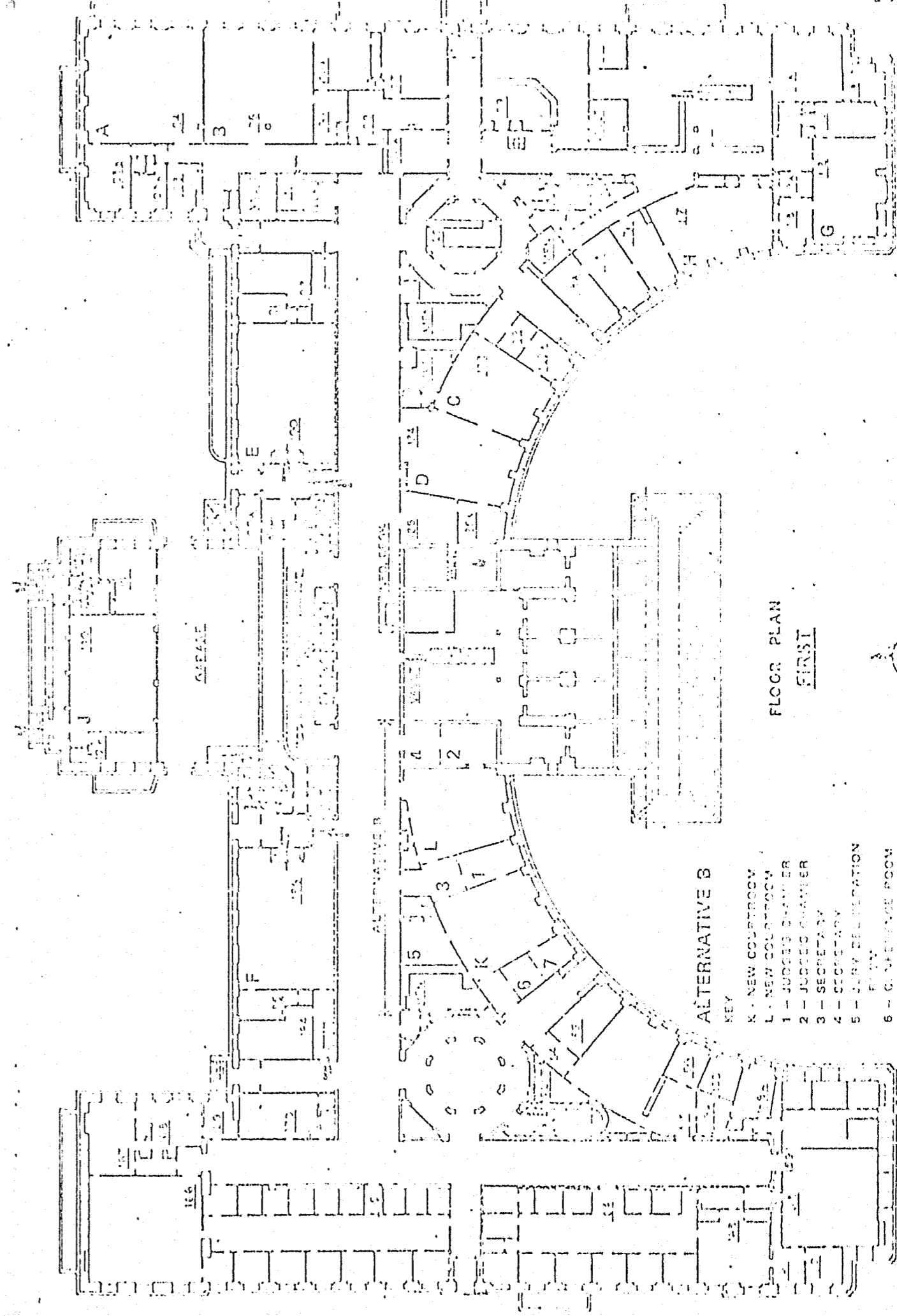
- A. Move Election Commission (Room 150 and 150A) out of the building and convert the space into two courtrooms with ancillary facilities. (Total available area approximately 2,985 sq. ft. including the vault.) See Drawing 3.
- B. Move Election Commission out of the building. Vacate space in room 126 now occupied by the County Auditor by consolidating County Auditor's Office on the third floor. Plan the entire area for 2 courtrooms and ancillary facilities. (Total



FLOOR PLAN
FIRST

ALTERNATIVE A
KEY

- K - NEW COURTROOM
- L - NEW COURTHOUSE
- 1 - JUDGE'S CHAMBER
- 2 - JUDGE'S CHAMBER
- 3 - SECRETARY
- 4 - SECRETARY
- 5 - JURY DELIBERATION ROOM



- ALTERNATIVE B**
- KEY
- K - NEW COURTYARD
 - L - NEW COLLECTOR
 - 1 - JUDGE'S CHAMBER
 - 2 - JUDGE'S CHAMBER
 - 3 - SECRETARY
 - 4 - SECRETARY
 - 5 - JURY DELIBERATION ROOM
 - 6 - CONFERENCE ROOM
 - 7 - CONFERENCE ROOM

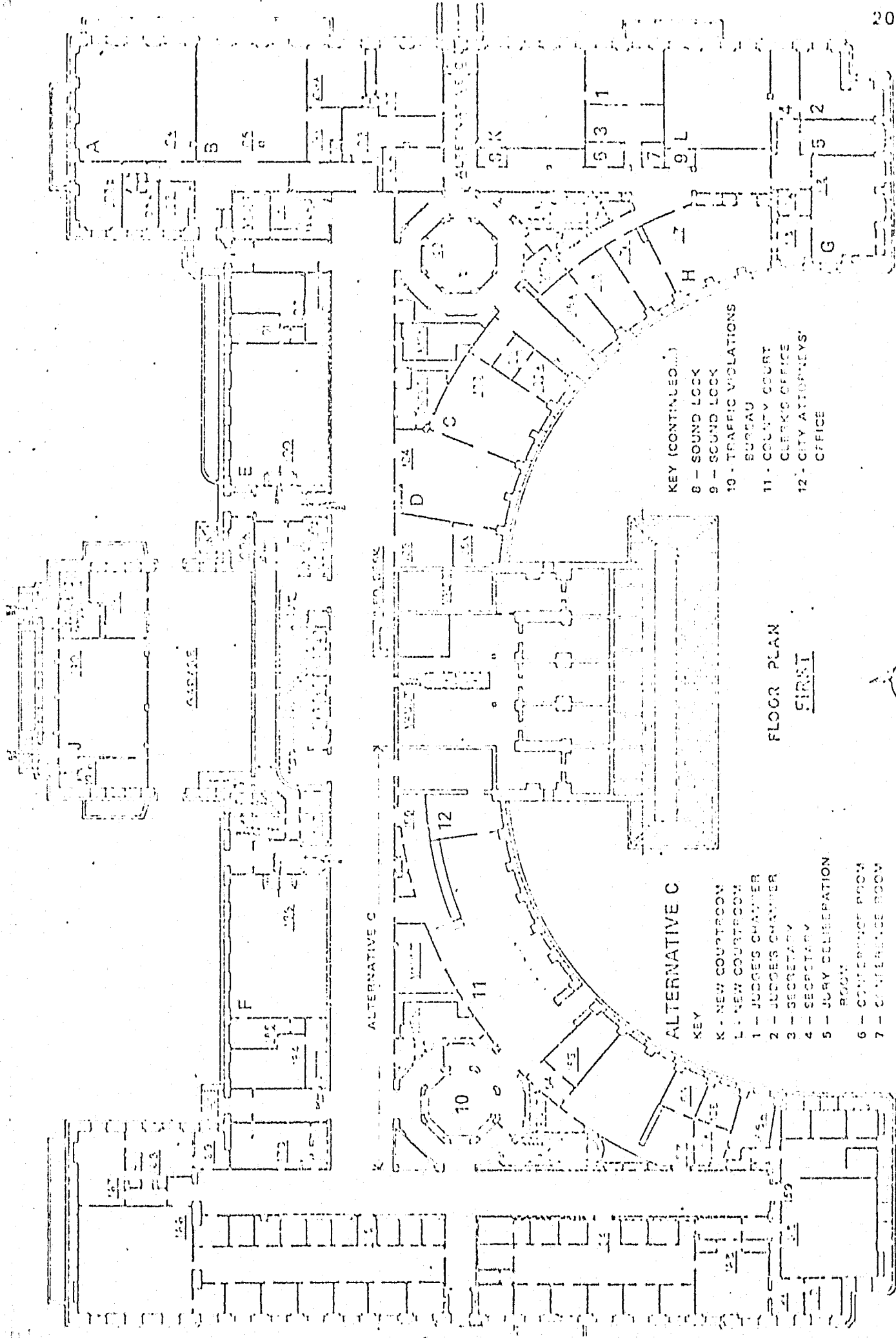
FLOOR PLAN
FIRST



SPACE MANAGEMENT
CONSULTANTS, P.C.

PROPOSED SPACE USE PLANS
CITY AND COUNTY BUILDING, DENVER - FIRST FLOOR

BUILDING 4



- ALTERNATIVE C**
- KEY
- K - NEW COURTROOM
 - L - NEW COURTROOM
 - 1 - JUDGE'S CHAMBER
 - 2 - JUDGE'S CHAMBER
 - 3 - SECRETARY
 - 4 - SECRETARY
 - 5 - JURY DELIBERATION ROOM
 - 6 - CONFERENCE ROOM
 - 7 - CONFERENCE ROOM

- KEY (CONTINUED...)
- 8 - SOUND LOCK
 - 9 - SOUND LOCK
 - 10 - TRAFFIC VIOLATIONS BUREAU
 - 11 - COUNTY COURT CLERK'S OFFICE
 - 12 - CITY ATTORNEYS' OFFICE

FLOOR PLAN
FIRST



available area approximately 3,420 square feet.) See Drawing 4.

- C. Move Election Commission out of the building. Vacate room 126 now occupied by County Auditors. Acquire south rotunda and the entrance corridor from the east side of the building, for County Court use. (An approximate total area of 5,080 square feet will be available.) Renovate this space for the County Court Clerk's Office and the City Attorney. Move the County Court Clerk's Office and the City Attorney's Office from their existing space at the north end of the building to the renovated area. Renovate their north end space to accommodate two additional County Court courtrooms and ancillary spaces. (These three offices at the north end of the first floor now occupy a total of approximately 4,690 square feet.) See Drawing 5.

PRELIMINARY COST ESTIMATES

The preliminary cost estimates for Alternatives A, B and C are based on average square foot costs for floor, wall and ceiling surfaces. Demolition, removal of rubbish, preparation, contingencies and contractor's overhead and profit are included in the estimates (Table 2). Finishes in the new courtrooms include wood paneling and painted plaster walls, carpeted floors and acoustic tile ceilings. Offices and jury rooms have plaster walls.

Alternatives A and B have new toilets included and Alternative C includes office relocation and renovation costs. Furniture is priced separately for each alternative.

These preliminary estimates should be used only for budgetary and cost comparison purposes. Accurate estimates

TABLE 2
 RENOVATION AREAS AND COST COMPARISONS OF ALTERNATIVE PLANS

ALTERNATIVE	APPROXIMATE FLOOR AREA (sq. ft.)	COSTS					CONTRACTORS OVERHEAD & PROFIT	TOTAL
		CONSTRUCTION	MECHANICAL	DEMOLITION & CONTINGENCIES	FINISHING			
A	3,000	\$43,900	\$3,000	\$ 8,000	\$24,000	\$11,100	\$ 90,000	
B	3,420	50,960	3,000	9,000	25,000	12,020	100,000	
C	4,690	66,810	---	12,000	25,000	14,190	138,000	

can only be taken from completed architectural working drawings. The preliminary estimates are based on the assumption that the prime contractor would be selected through normal bidding procedures. If the work could be completed by employing sub-contractors on a cost plus fixed fee basis and working under the supervision of in-house Public Building Division staff serving as prime contractor, these estimates could be substantially reduced. This method of implementation was used for a recent renovation project in the City and County Building under the supervision of Mr. Hap Holladay, which resulted in approximately 40% reduction of original cost estimates.

EVALUATION OF ALTERNATIVES

Alternative A

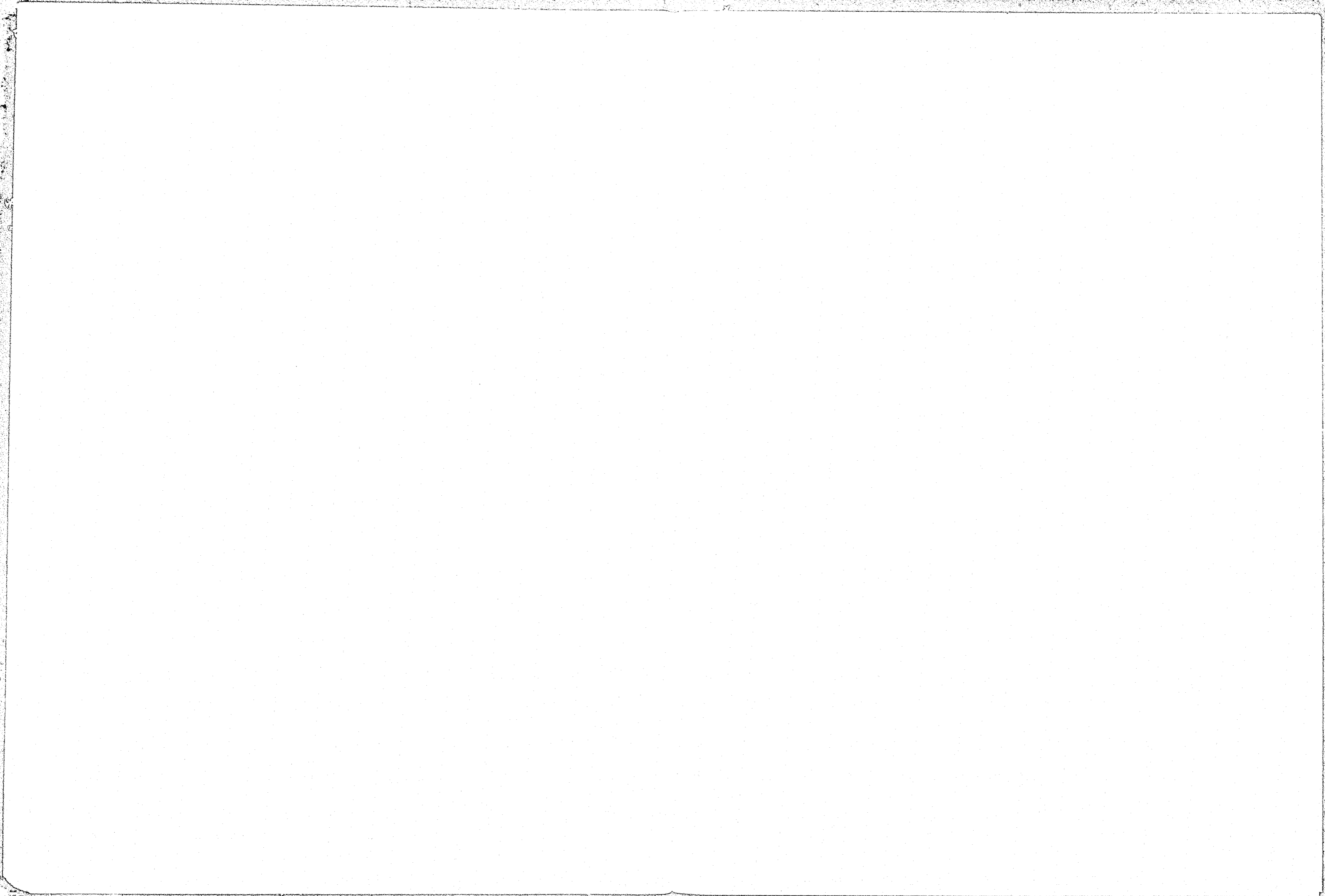
This alternative provides two courtrooms, two chambers with space for support staff, and a jury deliberation room which is accessible from either of the two courtrooms as well as from other courtrooms, but it does not provide conference/witness rooms for attorneys and their clients and witnesses.

The courtrooms will be comparable to existing courtroom C in size, approximately 800 square feet, and similar in shape.

Renovation costs would be lowest of the three alternatives, and, as no relocation of other County Court facilities is involved, construction should not disrupt County Court operation.

Alternative B

This alternative provides two conference/witness rooms adjacent to the two courtrooms, in addition to facilities provided by Alternative A, but also involves moving the County Auditors from room 126 where a larger judges' chamber and secretary's office are planned.



RECOMMENDATIONS FOR IMPLEMENTATION

Based on the above evaluation, and in consideration of practical limitations in making available space for expansion needs, the Consultant recommends that Alternative B be implemented by removing the Election Commission and relocating the City Auditors elsewhere in the building.

In detailed planning and design of the facilities, consideration should be given to proper layout of courtrooms and to optimum relationships between the judges' chambers, secretary's offices, courtrooms, and jury deliberation and conference/witness rooms. Every effort should be made to acoustically isolate courtrooms, jury deliberation rooms, and public waiting areas.

In view of the busy and crowded operation of preliminary hearing courtrooms, the Consultant recommends that the possibility of holding preliminary hearings in larger courtrooms (for example, courtroom B or F) should be seriously considered to alleviate existing overcrowding in smaller courtrooms as well as to minimize security risks.

RECOMMENDATIONS FOR FUTURE STUDIES

The severe limitations of time and space of this study precluded a systematic computation and evaluation of facility needs for the Denver County Court. Such an approach would involve studying and analyzing trends in population and caseload growth and impacts of possible future legislation on County Court jurisdiction and operation.

There are possibilities that additional areas in the City and County Building may become available in the future

for expansion of the courts housed in the building. Large areas in the basement would be vacated if the Central Services Department and Civil Defense could be moved out to the proposed new County Office Building. Similarly, the building now occupied by the United States Mint across the street from the City and County Building may soon be vacant. It may be possible to convert this building to court use at reasonable costs, if early efforts are made to study this possibility and to conduct negotiations with appropriate Federal and local authorities to acquire the building for the courts.

There may be other buildings owned by the City and County of Denver which could be renovated for court use. However, such considerations are not within the scope of this project.

END