

EXHIBIT A

Courthouse Modernization Project Narrative

PROJECT NARRATIVE

Project will involve the construction of a new approximately 30,000 square foot entry tower (*five stories plus partial basement*) attached to the north side of the existing 1967 Snohomish County Courthouse, and renovation of approximately 54,000 square feet within the existing courthouse.

A. **New Addition**: The footprint of the new addition will comprise approximately 5,900 square feet and be placed over the existing entry plaza located between the north entrance of the courthouse and Wall Street as shown in the site plan. It will connect to, and provide seismic reinforcement for, the existing Courthouse via public circulation corridors as more fully depicted in the schematic floor plans (attached as Exhibits 3a through 3f), with a code-mandated fire-door and 3-hour firewall separation maintained at the connection on all levels.

The new entry tower will be utilized to provide expanded security screening, public circulation and access corridors serving the existing courthouse structure including a new stairwell access and two new elevators for general public access. The existing public elevators internal to the existing courthouse will be replaced with a single secured elevator for staff access. The current inmate-circulation elevator internal to the existing courthouse will remain in service but court facilities on the east end of the courthouse will be reconfigured to allow for secure inmate transfer between the elevator corridor and adjacent courtrooms. In addition, various services and facilities within the existing courthouse structure are proposed to be relocated or consolidated within the new entry tower as follows:

- Level 1 – Lobby with expanded security screening area (replaces existing security screening currently conducted in first floor hallway);
- Level 2 – Jury Assembly room (relocated from first floor of existing courthouse; criminal hearings courtroom currently located on third floor will be relocated to vacated space on first floor);
- Level 3 – District court administration will be consolidated into Level 3 of the new entry tower (district court hearings room will be relocated to space vacated by the district court administration and district court courtrooms relocated to space vacated by criminal hearings courtroom so that all district court services and courtrooms are located on the same floor);
- Level 4 – Consolidation of existing Sheriff's Office Administration and New Superior Court Trial Courtroom and related staff offices for existing judicial seat currently designated as "roving" (Snohomish County Superior Court consists of fifteen elected superior court judges, two of whom rotate to the Denny Juvenile Justice Center, leaving thirteen judicial seats based at the existing courthouse which currently contains only twelve courtrooms comprising Departments 1 through 12. The thirteenth judicial department is designated as "roving" and assigned to courtrooms as they become available due to other judges being on vacation, trials in extended recess, or other gaps in calendars. Creation of a designated courtroom for the thirteenth department will facilitate calendaring and facilities planning for this existing judicial seat which is currently based at the courthouse).
- Level 5 – Judges' conference room and related Superior Court administrative spaces (a portion of this space is currently undesignated and will be used as "swing" space to relocate offices and services within the existing Courthouse as renovation occurs).

B. **Renovation**: Due to the 1967-era of the existing Courthouse the project will also involve substantial seismic retrofitting and renovation of the existing Courthouse. Seismic bracing of the existing Courthouse

will be provided through the north side addition and a south side exterior shear wall. The two existing public elevators internal to the courthouse will be replaced with a single secured elevator for staff access. The current inmate-circulation elevator internal to the existing courthouse will remain in service but court facilities on the east end of the courthouse will be reconfigured to allow for secure inmate transfer between the elevator corridor and adjacent courtrooms. Other renovation will involve enlarging existing courtrooms, restrooms and public access corridors to provide accessibility for disabled individuals; relocation of the Law Library to the basement, and relocation and consolidation of district court and Sheriff's Office Administration as set forth above.

Summary: The Project will substantially prolong the useful life and functioning of the existing Courthouse by providing modern security screening, public circulation and access corridors serving the existing Courthouse and allowing for reconfiguration of space internal to the structure consistent with modern security protocols for courthouses and compliance with public accessibility requirements. *(Internal spaces to be renovated currently do not have room to accommodate the separate public, staff, and security circulation and access which are consistent with modern courthouse security protocols. This project will create that room in portions of the building.)* Occupancy and utilization of the existing Courthouse following completion of the Project will remain unchanged and it will continue to provide the same public services currently contained therein consisting of the following: Superior Court and District Court (including Judiciary, Commissioners and administration); Sheriff's Office (including licensing and registration, investigations and administration); and County Clerk.

While the new addition will provide for one additional Superior Court Courtroom, that courtroom will serve an existing judicial seat which is currently based at the courthouse and, thus, will not result in any increased staffing or FTE's on campus. Accordingly, while the 2017 Traffic Impact Analysis accompanying the SEPA submittal projects the potential for 7 additional afternoon trips for which there is sufficient Campus Garage capacity, the Project is not anticipated to generate any increased occupancy associated with the Courthouse. It is further noted that cumulative FTE staffing levels on the County Campus as a whole have never reached the 1,908 FTE projections utilized by the City in the existing 2002 Development Agreement upon which the current parking requirements are based; current FTE staffing level on Campus is approximately 1,615 FTEs. Lastly, a Supplemental Transportation Impact Analysis completed in December 2014 relating to the former courthouse replacement project demonstrated that there remains excess parking capacity within the existing county garage and that the proposed Courthouse project will not generate any additional employees, visitors or jurors beyond the projections in the 2002 Development Agreement.