BUTLER-COHEN + DLRGROUP

DESIGN + BUILD

ARCHITECTURE ENGINEERING PLANNING INTERIORS

Project Definition Report

Ector County Courthouse

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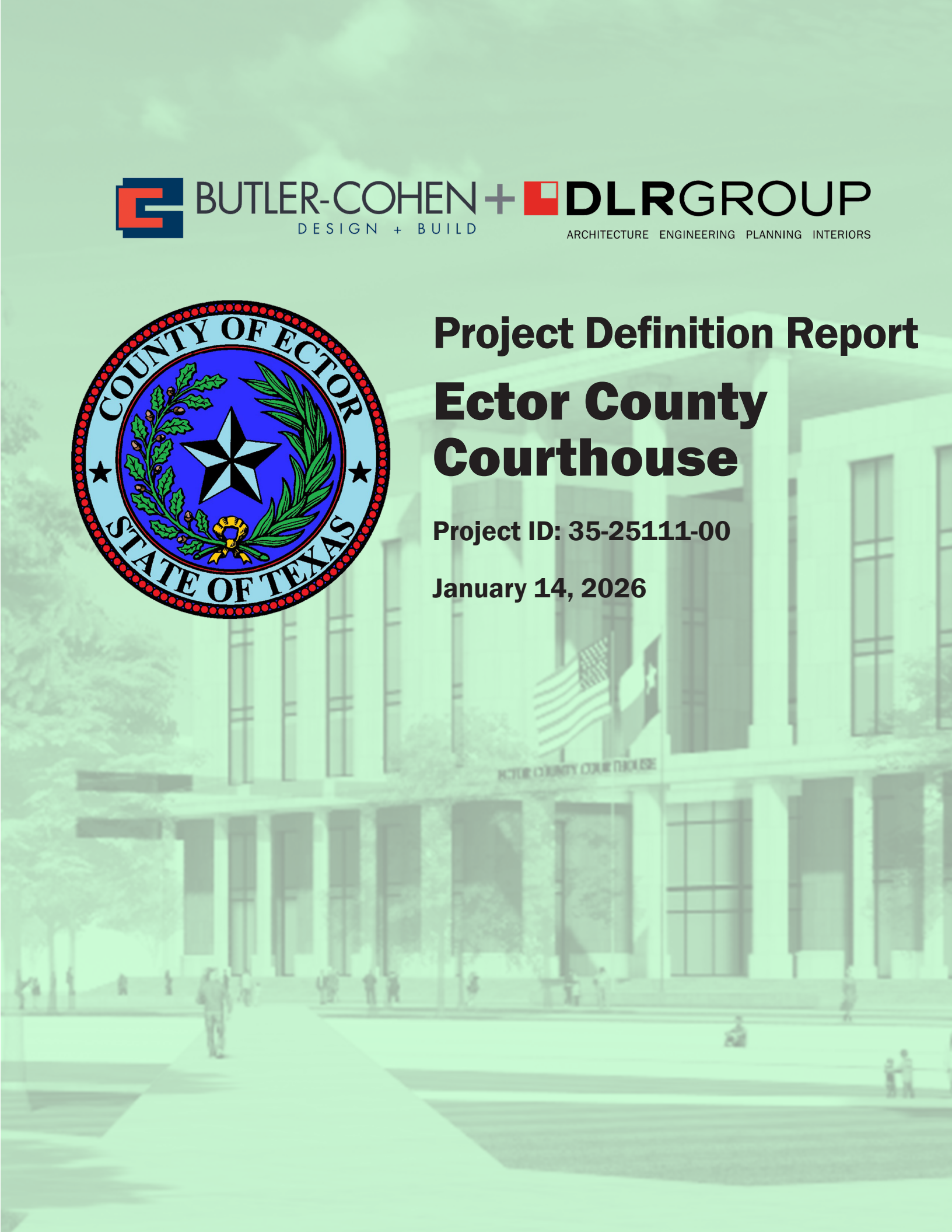

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1 Executive Summary

Introduction

This report documents the Project Definition Phase for the new Ector County Courthouse in Odessa, Texas. This effort included determining the operations, size, courtroom layouts, building organization, concept plan, site utilization, costs, and schedule before commencing with design activities. The design-build team, inclusive of architects, planners, and engineers, performed a series of stakeholder workshops and walkthroughs of the current Ector County Courthouse to gain a thorough understanding of the existing conditions of each of the components that will be included in the new courthouse building.

The information in this report is organized into 11 chapters as follows:

- ***Executive Summary***
- ***Operational Narratives*** details the operational needs of every department that will be housed in the new courthouse building, in order to inform future design choices related to adjacencies and layouts. These narratives are based on a series of programming workshops held with the building users to understand their space needs. The workshops also led to indent and identifying defeiciencies in the current operations that are driven by the existing courthouse building. This chapter also discusses security and circulation zones for a modern courthouse. All meeting minutes and supporting presentations for the user workshops can be found in Volume II: Appendix.
- ***Space Program*** contains an architectural and functional space program that defines the type, size, number, and operation of required areas. The space program was developed in conjunction with the operational narratives and adjacency diagrams. The program will serve as a key reference document as the design develops.
- ***Adjacency Diagrams*** provides diagrams for each typical and specific space in the building as a tool to visualize how each department functions and how its key spaces relate to one another. The diagrams provide a visual description of the space program aligned with operational needs to establish a framework that informs later design decisions and helps shape the building for optimal efficiency, workflow, and circulation.
- ***Space Standards*** illustrates the guidelines and potential layouts for government workspaces that the design team developed based on industry standards and staff title and pay grade. The purpose of the space standards is to establish a standardized system to promote equity and fairness across all departments. The space codes described are referenced in the ***Space Program*** at the relevant space types. Volume II: Appendix also includes a spreadsheet of all staff positions and what size office or workstation they are assigned according to the standards.
- ***Campus Master Plan*** describes the criteria, goals, and objectives for the coordinated site, including the courthouse, parking garage, and civic plaza. This includes a discussion of the process of site planning, anticipated outcomes, and zoning parameters. Volume II: Appendix also includes the results of a community engagement survey that will help define the goals and strategies for developing the civic campus for the benefit of downtown Odessa.
- ***Blocking & Stacking*** details the iterative process of developing a cohesive building massing that helps determine how many floors the building has and how departments relate to each other vertically and horizontally. This chapter also explains how the courtroom sizes and layouts form the building blocks around which the rest of the courthouse must be designed. There is also description of how the blocking and stacking exercises considered critical planning parameters such as minimizing movement, defining priorities, and identifying adjacencies both between and within departments. More detailed documentation of all blocking and stacking workshops held with users and commissioners can be found in Volume II: Appendix.
- ***Preferred Option*** discusses the final preferred building concept as selected by Ector County stakeholders. This includes the preferred blocking and stacking concept and floor-by-floor layouts; how the selected concept interacts with the site as a whole; and how the exterior of the courthouse is

being developed around the goal of a civic centerpiece.

- ***Design & Systems Narratives*** describes the goals and strategies for each major component of the building construction. This chapter includes a discussion of the civic campus experience, and then moves into detailed narratives surrounding materials selection, acoustics, structural, security, and many more aspects. All supporting technical documentation for the systems narratives, as well as a detailed ***Room Data Schedule***, can be found in Volume II: Appendix.
- ***Construction Phasing*** provides an overview of the anticipated timeline and workflow of each construction phase. Because this project involves a multi-block site with multiple buildings, demolitions, and relocations, the phasing strategy is particularly complex.
- ***Cost Estimates*** provides the total project cost,

Purpose and Background

The purpose of this project is to vacate the current Ector County Courthouse and relocate to a new courthouse building to be located on a site across the street, in order to improve operational efficiencies and address growth needs of the Ector County courts system through at least 2034. To accommodate anticipated growth, the new courthouse will include two (2) additional district courts and one (1) additional county court-at-law, for a total of 15 adjudication spaces in the building.

The scope of this project also includes the construction and development of a superblock that includes a parking garage, U.S. Post Office, and public civic plaza on the site. Furthermore, the Ector Public Library has also identified a location for a new building on the same campus; that building is not in the scope of this project but will certainly impact site planning and considerations.

The current Ector County Courthouse building was originally built in the 1930s and has been renovated and expanded multiple times since then. However, most of the infrastructure is outdated and the building suffers not only from inefficient layouts and poor daylight access, but also structural and pest concerns. Additionally, County departments are currently dispersed across multiple County buildings – including the Courthouse, the Annex, and other satellite locations – which perpetuates operational inefficiencies.

During the initial conception of this project, the County Commissioners considered a plan that would combine all these departments into one large courthouse/ government center. Although that plan did not move forward, Commissioners approved a plan in 2024 for a new courthouse that will accommodate all departments in the existing courthouse, as well as Adult Probation and Information Technology which are currently located elsewhere. Completion of the project is anticipated in 2034.

Goals and Objectives

DLR Group facilitated an on-site public Visioning Session in May 2025 to develop and refine a set of guiding principles with buy-in from County employees, courthouse employees, and members of the public. After a series of collaborative exercises, the stakeholders identified the following guiding principles:

- Maximize safety and security for all users
- Anticipate future growth
- Design for space and flow efficiency
- Create a community hub

Overall Strategy

During the programming workshops, DLR Group encouraged stakeholders to consider the guiding principles and think ahead to what a future planning horizon might look like – how many additional staff, how much remote work (for both staff and public), and how to provide space flexibility for future growth. The County has already provided direction to include additional courtrooms for anticipated new jurisdictions, but the new courthouse should also be able to accommodate even more courtrooms as Ector County grows beyond 2034. The design team will consider strategies for incorporating non-court departments into the same structural bays as the courtrooms, which will make it relatively simple to remove a department and replace it with a courtroom in the future. The District Attorney, Justice of the Peace, Pretrial & Post-Sentence Monitoring, and Adult Probation departments have all been identified as good candidates for this solution, should it become necessary.

Process and Next Steps

Following completion of the Project Definition phase, the Design-Build team will move into the formal design and implementation phases. The Project Definition Report establishes a strong foundation by confirming the program, operational concepts, site strategy, building massing, circulation, security zoning, and overall campus layout. With these core decisions in place, the next phases can focus on refinement and delivery rather than revisiting fundamental concepts.

Schematic Design will build on this framework by laying out departments, court functions, and support spaces at the room level, while beginning the integration of building systems, structural concepts, security, and back-of-house operations. Design Development and Construction Documents will follow, fully coordinating and detailing all architectural, engineering, technology, and security systems for permitting, pricing, and construction.

The Design-Build delivery method enables close coordination between design and construction from the outset. Butler-Cohen will evaluate construction costs, phasing, constructability, and site logistics alongside design decisions in real time, improving cost and schedule certainty while reducing the risk of later redesign. This integrated approach also supports early planning for courthouse operations during construction and occupancy.

Given the large scope of this project, it is critical that the Design-Build team carefully consider and plan the phasing and transition strategy for moving court operations, staff, and the public from the existing courthouse into the new facility, ensuring continuity of judicial services.

The new Ector County Courthouse also provides an opportunity to address and update the deficiencies felt acutely in the current courthouse building. This project provides the County a chance to inform the building design and architecture, which will incorporate best practices in courthouse design to maximize safety and increase efficiency. The goal of siting the courthouse on a larger civic campus is to create a community hub in downtown Odessa, Texas that encourages urban renewal and growth.

2 Operational Narratives

2.0 Introduction

2.0.1 Methodology

During the Project Definition phase, the design team facilitated several programming workshops with each stakeholder group's key representatives. In Workshop 1, the design team conducted in-person interviews with designated representatives of each department and toured the existing Ector County Courthouse to examine existing physical conditions, preferred adjacency relationships, approximate space needs, and ideal operational practices. During Workshop 1, the design team also discussed the results of a staffing survey given to each department that asked stakeholders to project their staffing needs and space needs through the next 10 years.

During Workshop 2, the design team reviewed the preliminary program draft with the stakeholders and gathered additional information to further refine the program and begin to develop a set of operational narratives for each department. In Workshop 3, the design team also presented sample space standards, example photography, and courtroom layouts to partner with the program review.

The following narratives were developed in conjunction with the space program and are based on extensive research, best practices, refinement, and revision of operational processes and space standards.

2.0.2 Circulation Systems

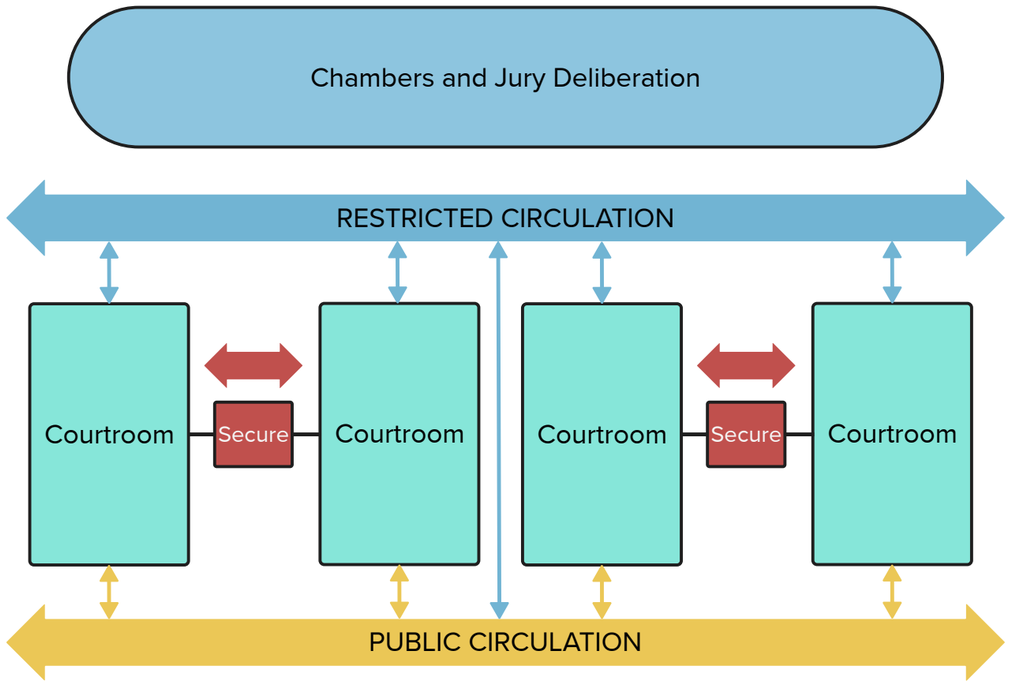
To successfully implement courts program elements into a cohesive design solution, the design team relied on an extensive knowledge of modern courthouse planning — the main tenet of which is to provide separate and distinct circulation systems for the public, staff, and in-custody movement. The goal of this planning strategy is to provide a safe and secure environment for all users of the courthouse. Each of the three circulation systems will operate in a closed loop, only coming together in the controlled setting of the courtroom itself or at designated controlled access points.

The public circulation system provides access from the main building entrance to all publicly accessible functions such as the courtrooms, department offices, and transaction counters. The overall building organization must be easily understood and defined by this circulation system. Simple orientation and wayfinding maximize easy navigation for first-time users. The use of daylight, views and referential spaces help guide and orient the public. Waiting areas along the courtroom floors provide ample space for seating or breakout areas for conversation. Other components of the public circulation system include public elevators and egress stairs, and perhaps communicating stairs.

Staff move through the courthouse in the restricted circulation corridors, which are limited to judges, court staff, jurors accompanied by security personnel, building security, and IT staff. The restricted circulation system should never bisect the public circulation system, though the public may require controlled access to some portions of the restricted corridor. At these areas, control doors, intercom systems, and in some cases video monitoring will prevent unwanted individuals from gaining access to restricted areas. Other components of the restricted circulation system include staff elevators and egress stairs.

The third and final circulation system is for in-custody movement. Referred to as the secure circulation system, this circulation pattern relies heavily on elevators to transport individuals in custody from a secure central holding area below grade to small holding areas on each court floor. This closed loop system begins with the in-custody vehicle sallyport and terminates at the courtroom itself. There will be a single connection between the secure circulation and public circulation to transport individuals who are arrested in the courthouse and accommodate attorney visits. Because central holding is below grade in this building, it will not bifurcate or interrupt the first floor where many other departments are already competing for space.

Below is a simplified diagrammatic representation of how all three circulation systems interact on a typical court floor.



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2.1 Operational Narratives

1.0 Public Entrance

Main Lobby

Mission

The Ector County Courthouse serves as a critical civic institution in downtown Odessa, Texas. As the first point of interaction between the public and the court system, the main lobby of the courthouse must meet the guiding principles of security, durability, and efficiency, while welcoming users into a dignified and professional environment.

Users

The main lobby must accommodate a wide range of users, including:

- Members of the general public
- Potential jurors
- Attorneys and legal representatives
- Official visitors and service providers
- Courts staff
- County staff
- Law enforcement
- Victims & witnesses
- Non-Profit support agencies

Hours of Operation

Monday - Friday, 8:00am - 4:30pm

Access and Circulation

The main lobby sits at ground level and is accessed through a weather-protected vestibule. Visitors and staff (except judges and elected officials) pass through a pre-screening lobby that includes queueing space, security screening preparation zones, and multipurpose public kiosks. Security procedures require visitors to walk through a magnetometer and place their belongings on a line scanner. Building security officers are posted in the main lobby and maintain active supervision over all steps of the entry screening process.

The building is designed to handle high traffic, with up to 200 visitors per hour. Screening should be swift and efficient to support a positive user experience. Multiple screening stations manage typical volumes, and the queueing areas accommodate extra traffic at peak times. Security staffing levels may adjust throughout the day to maintain efficiency. A dedicated lane accommodates courthouse staff and other credentialed personnel as defined by future security policy.

After screening, individuals enter a post-screening lobby with direct access to elevators, stairs, and circulation routes leading to courtrooms and County departments. This area connects to both public and restricted circulation paths. Departing visitors exit through a separate route that preserves the secure perimeter and prevents interference with incoming screening.

Department Adjacencies

In addition to the main lobby and screening areas, the public entrance also includes the Building Security hub, directly accessible from the lobby.

Departments with high public traffic should be located on the ground floor near the public entrance. Stakeholders have identified the County Clerk, Adult Probation, and Pretrial/Post-Sentence Monitoring departments as top priorities for direct adjacency. Other preferred adjacencies include the Legal Resource Center, District

Operational and Design Considerations

The main lobby should convey a civic presence and sense of dignity. The ground-level location supports intuitive wayfinding, public visibility, and clear separation of screened and unscreened zones.

Other considerations include:

- Covered entry plaza for weather protection and dignified arrival
- Security screening for all members of the public and courthouse staff (excepting judges and elected officials), with magnetometers, linescanners, and other standard equipment
- Clear sightlines across both sides of the screening stations
- Discreet gun locker alcove screened from public view
- Wayfinding and instructional signage in pre- and post-screening areas to support independent navigation
- Seating areas before and after screening for comfort and organization
- Display screens showing court dockets and real-time courtroom assignments
- Designated routes for emergency medical response
- Trash receptacles placed inside and outside the lobby for cleanliness while maintaining a secure environment
- Nearby public restrooms and janitor's closet
- Potential integration with a future outdoor civic plaza

Security/Accessibility Requirements

The courthouse will operate with a single monitored public entrance equipped with full security screening. All circulation paths will comply with ADA and accessibility standards. Only law enforcement personnel on official business may carry firearms through screening; all others must secure their weapons in gun lockers located in a discreet alcove accessible from the main lobby but hidden from public view. Access to restricted circulation areas is controlled by card key or other approved security measures.

A security screening desk is strategically located in the lobby with clear sightlines to all activity before and after screening.

Building Security

Mission
Building Security is dedicated to the safety, security, and smooth operation of all courthouse functions. Responsibilities include staffing of entry security screening, assistance with courtroom security, coordination of courthouse arrests, and comprehensive security coverage of the premises.

Users
The primary users of this department are Ector County Sheriff's Office (ECSO) staff. This includes deputies assigned to Building Security as well as court bailiffs commissioned by ECSO.

Hours of Operation
Building Security must be operational at all times the courthouse is open to the public.

Access and Circulation
Access to the Building Security department is restricted to authorized ECSO personnel only. The department is strategically located on the ground floor near entry and screening points to support efficient movement and continuous monitoring of lobby activity.

The department includes a Central Control operation, which does not need to be co-located with other Building Security spaces near the public entrance. Only authorized ECSO staff may enter Central Control, which contains two staff stations, CCTV monitors, access control systems, and other security electronics. Central Control should connect to restricted staff circulation and be located in an area with minimal disturbances.

Department Adjacencies
Building Security is directly adjacent to the main lobby and has close proximity to vertical circulation for ease of access and movement to screening stations and courtrooms.

Operational and Design Considerations
The design of the Building Security workspace emphasizes operational efficiency and security protocols. Hoteling workstations are provided both for Sheriff's deputies and court bailiffs to look up dockets and write reports when not actively assigned to a security function. Separate secure storage areas are designated for security electronics equipment and firearms. The Building Security work area also includes a coffee galley, small personal lockers, and sufficient space to hold daily security briefings.

Security/Accessibility Requirements
All circulation paths will meet ADA and accessibility standards. Access to Building Security is strictly controlled and enforced, given the sensitive secure nature of this department's operations, particularly within Central Control.

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2.0 District Courtsets

Courtrooms

Mission

The Ector County District Courts oversee a range of civil and criminal cases. Courtrooms host all legal proceedings — including bench and jury trials, arraignments, and specialized courts — promoting fairness, transparency, and consistency. Courtrooms and court floors should provide a functional, secure, and efficient environment that supports the administration of justice.

Users

The primary users of the District courtrooms are:

- District Judges
- Associate Judges
- District Courts staff
- District Clerk staff
- Bailiffs
- Attorneys
- Members of the general public as parties to a case, jurors, or spectators
- ECSO staff

These individuals participate in trials, hearings, and/or deliberations, within and adjacent to the courtroom environment.

Hours of Operation

The District Courts typically operate during standard courthouse hours. However, the operational hours of each courtroom may vary depending on the specific scheduling requirements of the District Judge or any key users.

Access and Circulation

Judges and court staff, including District Clerk personnel, access the courtroom through a restricted staff corridor not open to the public. The public and attorneys enter through a soundlock vestibule along the main public corridor. Two private interview rooms adjacent to each courtroom, accessible from the vestibule, allow attorneys to meet with clients or witnesses. Public waiting areas are provided along the corridor outside the courtrooms.

Individuals in custody enter through a secure circulation path used only by ECSO staff and fully separated from public and restricted corridors. Detainees access the courtroom with an officer through a secure soundlock vestibule.

Each courtroom includes support spaces — evidence storage, general storage, and an A/V closet — accessible from the restricted staff corridor through controlled access.

Department Adjacencies

Proximity between the District courtrooms and corresponding judicial chambers should be prioritized for operational efficiency. Each courtroom has access to a shared jury deliberation room located on the restricted staff corridor.

District courts are co-located with each other and should not be co-located with other court jurisdictions where possible.

All District courtrooms have access to an in-custody holding area. This holding area has direct access into two adjacent District courtrooms and is reached via secure vertical circulation from Central Holding.

Operational and Design Considerations

Security and technology integration are central to courtroom design, including systems that allow evidence to be displayed and visible for all participants. Each District courtroom will include a recentered judge's bench and a 14-person jury box. The bench should be a focal point, with the coordinator and reporter desks positioned immediately adjacent for quick, discreet communication. The judge must be able to enter from directly behind the bench to remain shielded from public view and exit quickly in an emergency.

The jury box should be deemphasized, with one row of jurors at floor level and a second row raised one step. The witness stand should sit beside the jury box rather than opposite it. The design should minimize the need for ADA ramping to simplify the layout.

Two counsel tables in the well will each accommodate three chairs, with additional space available for a third table when needed. Each table will include a modesty panel at the front to shield views from the bench and the jury, particularly for defendants who may be secured in restraints at the counsel table. The tables will also coincide with the location of power and data infrastructure in the floor to facilitate audiovisual capabilities.

Security/Accessibility Requirements

The courthouse assigns separate pathways for judges and court personnel, public visitors, and in-custody individuals to optimize traffic flow and maintain safety. Bailiffs will continue to provide supervision and security in District courtrooms during sessions. All spaces, whether for the public or staff, will comply with ADA accessibility standards. Panic buttons will be installed at the judge's bench in each courtroom.

District Jury Deliberation

Mission

Jury deliberation suites provide a private, secure space for jurors to review trial proceedings. Keeping jurors separate from the public during trials helps prevent impropriety and supports adherence to the judge's instructions.

Although the Ector County District Courts hold more jury trials than other court types, the average caseload does not require a deliberation room for every courtroom. Accordingly, suites will be provided at a ratio of one per two courtrooms to maximize space efficiency.

Users

The primary users of the jury deliberation suites are jurors and the bailiffs escorting those jurors to and from the courtroom. Courts staff may also use the jury rooms as an additional conference space when not in use for jury deliberation.

Hours of Operation

Jury deliberation suites may be used at any time during standard courthouse hours.

Access and Circulation

Jurors enter the deliberation suite via the restricted staff corridor at the back of each courtroom. A bailiff escorts jurors through this corridor to the jury deliberation room, which is accessed through a soundlock vestibule. If no deliberation rooms are available on the court floor, the bailiff will escort jurors to a room on an adjacent floor using restricted vertical circulation.

Department Adjacencies

Proximity between the District courtrooms and jury deliberation suites should be prioritized for operational efficiency. Jury rooms should be available on every court floor.

Operational and Design Considerations

The jury deliberation suite is designed to minimize juror movement and preserve privacy and separation from the public. The suite includes a coffee galley with sink and small refrigerator, restrooms, and, where possible, access to natural light, recognizing that jurors may spend extended hours or multiple days in the room.

The vestibule leading into the suite provides a seat for the bailiff during deliberations. This ensures no unauthorized entry into the suite and prevents jurors from moving freely into the restricted circulation corridor.

Security/Accessibility Requirements

All circulation paths will meet ADA and accessibility standards.

District Chambers & Support Space

Mission

Judicial chambers provide District judges and their teams with private workspaces to manage administrative tasks, review case materials, deliberate on legal matters, and prepare for hearings or trials. These chambers offer a secure, confidential environment for judicial duties. Additional support spaces allow judges to meet with attorneys, litigants, and other parties involved in legal proceedings.

Users

The primary users of judicial chambers suites are judges and judicial support staff, including court coordinators/ administrators, court reporters, bailiffs, legal interns, and research attorneys.

Judges may also meet with attorneys or other members of the public in a shared conference room accessible from a semi-restricted circulation corridor.

Hours of Operation

Judicial chambers are never open to the public, but they may be used by District Court judges and staff at any time.

Access and Circulation

Each District Court chamber suite is accessible only to the judge and support staff for that district. Judges may enter their chambers from the judicial staff work area or via a vestibule opening onto the corridor.

All chamber suites are located within restricted staff circulation areas, separate from the public. The restricted staff corridor connects directly to the courtrooms on that floor and links to a semi-restricted corridor to public circulation. It also provides access to restricted vertical circulation routes.

All courthouse staff have controlled access to the semi-restricted corridor, which includes staff restrooms, a conference room, and a public reception area. Each district court has a public reception area, while every two district courts share one conference room to be scheduled as needed.

The central court coordinator, who serves as the public receptionist for all district courts, should be located directly on the public corridor, visible and easily accessible to all visitors.

Departmental Adjacencies

Proximity between the District courtrooms and corresponding judicial chambers should be prioritized for operational efficiency.

Judicial chambers should be collocated with each other where possible to facilitate easy communication between judges.

Operational and Design Considerations

The judicial chamber suite is similar to an office environment, and the same design considerations should be applied. This includes access to natural daylight; efficient circulation between private offices; and equitable access to the coffee galley, storage room, and copy/supply area.

Security/Accessibility Requirements

Only the District Judge and judicial staff should have access to their assigned chamber suite. Complete separation of circulation paths is critical on court floors to ensure the safety and security of judges and court staff. All circulation paths will meet ADA and accessibility standards.

3.0 446th District Court

Courtroom

Mission

The Ector County 446th District Court, while technically a general jurisdiction court, currently operates as a family court by design, focusing on divorce cases, child custody cases, and other family-related matters. Like the other district courts, the 446th District courtroom must provide a functional, secure, and efficient environment that upholds the principles of justice.

Users

The primary users of the District courtrooms are:

- District Judges
- Associate Judges
- District Courts staff
- District Clerk staff
- Bailiffs
- Attorneys
- Members of the general public as parties to a case, jurors, or spectators
- ECSO staff

These individuals participate in hearings, trials, and/or deliberations, within and adjacent to the courtroom environment.

Hours of Operation

The 446th District Court typically operates during standard courthouse hours. However, the operational hours may vary depending on the specific scheduling requirements of the District Judge or any key users.

Access and Circulation

Judges and court staff, including District Clerk personnel, access the courtroom through a restricted staff corridor not open to the public. The public and attorneys enter through a soundlock vestibule along the main public corridor. Two private interview rooms adjacent to each courtroom, accessible from the vestibule, allow attorneys to meet with clients or witnesses. Public waiting areas are provided along the corridor outside the courtrooms. Additionally, the 446th District Court includes family waiting alcoves outside the courtroom, offering privacy and separation for families who may be in conflict.

Individuals in custody enter through a secure circulation path used only by ECSO staff and fully separated from public and restricted corridors. Detainees access the courtroom with an officer through a secure soundlock vestibule.

The courtroom also includes support spaces—evidence storage, general storage, and an A/V closet—accessible from the restricted staff corridor through controlled

Departmental Adjacencies

Proximity between courtrooms and judicial chambers should be prioritized for operational efficiency. Although the 446th District Court rarely conducts jury trials, it will have access to a shared jury deliberation room via the restricted staff corridor to maintain future flexibility.

Due to the sensitive nature of its cases, the 446th District Court does not require close adjacency to other district courts. While this courtset should still be located in the public circulation zone and easily accessible to the public, it should preferably be located in an area with less public traffic, and not collocated with other court jurisdictions where possible.

An in-custody holding area is directly adjacent to the 446th District courtroom and only accessible via secure vertical circulation.

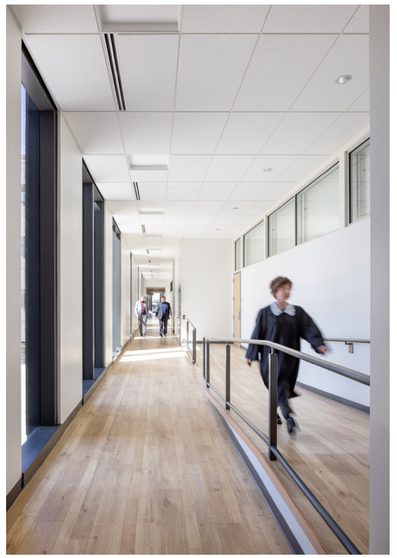
Operational and Design Considerations

Security and technology integration are central to courtroom design, including systems that allow evidence to be displayed and visible for all participants. Each District Courtroom will include a recentered judge's bench and a 14-person jury box. The bench should be a focal point, with the coordinator and reporter desks positioned immediately adjacent for quick, discreet communication. The judge must be able to enter from directly behind the bench to remain shielded from public view and exit quickly in an emergency.
The jury box should be deemphasized, with one row of jurors at floor level and a second row raised one step. The witness stand should sit beside the jury box rather than opposite it. The design should minimize the need for ADA ramping to simplify the layout.

In the 446th District courtroom, four counsel tables are included in the well and each table should accommodate 3 chairs.

Security/Accessibility Requirements

The courthouse assigns separate pathways for judges and court personnel, public visitors, and in-custody individuals to optimize traffic flow and maintain safety. Bailiffs will continue to provide supervision and security in District courtrooms during sessions. All spaces, whether for the public or staff, will comply with ADA accessibility standards. Panic buttons will be installed at the judge's bench in each courtroom.



446th District Jury Deliberation

Mission
Jury deliberation suites provide a private, secure space for jurors to review trial proceedings. Keeping jurors separate from the public during trials helps prevent impropriety and supports adherence to the judge's instructions.

While the 446th District Court typically holds fewer jury trials than other district courts, a jury deliberation suite will be available as needed for future flexibility.

Users
The primary users of the jury deliberation suites are jurors and the bailiffs escorting those jurors to and from the courtroom. Courts staff may also use the jury room as an additional conference space when not in use for jury deliberation.

Hours of Operation
The jury deliberation suite may be used at any time during standard courthouse hours.

Access and Circulation
Jurors enter the deliberation suite via the restricted staff corridor at the back of each courtroom. A bailiff escorts jurors through this corridor to the jury deliberation room, which is accessed through a soundlock vestibule. If no deliberation rooms are available on the court floor, the bailiff will escort jurors to a room on an adjacent floor using restricted vertical circulation.

Departmental Adjacencies
Proximity between the District courtroom and jury deliberation suite should be prioritized for operational efficiency. Jury rooms should be available on every court floor.

Operational and Design Considerations
The jury deliberation suite is designed to minimize juror movement and preserve privacy and separation from the public. The suite includes a coffee galley with sink and small refrigerator, restrooms, and, where possible, access to natural light, recognizing that jurors may spend extended hours or multiple days in the room.

The vestibule leading into the suite provides a seat for the bailiff during deliberations. This ensures no unauthorized entry into the suite and prevents jurors from moving freely into the restricted circulation corridor.

Security/Accessibility Requirements
All circulation paths will meet ADA and accessibility standards.

446th Court Chambers & Support Space

Mission
Judicial chambers provide the 446th District Judge and their team with private workspaces to manage administrative tasks, review case materials, deliberate on legal matters, and prepare for hearings or trials. These chambers offer a secure, confidential environment for judicial duties. Additional support spaces allow the judge to meet with attorneys, litigants, and other parties involved in legal proceedings.

Users
The primary users of the judicial chambers are:
- 446th District Judge
- Court coordinator
- Court reporter
- Bailiff

Judges may also meet with attorneys, juveniles, or other members of the public in a conference room accessible from a semi-restricted circulation corridor.

Hours of Operation
Judicial chambers are never open to the public, but they may be used by District Court staff at any time.

Access and Circulation
The 446th District Court chamber suite is accessible only to the judge and support staff. The judge may enter their chambers from the judicial staff work area or via a vestibule opening onto the corridor.

All chamber suites are located within restricted staff circulation areas, separate from the public. The restricted staff corridor connects directly to the courtrooms on that floor and links to a semi-restricted corridor to public circulation. It also provides access to restricted vertical circulation routes.

All courthouse staff have controlled access to the semi-restricted corridor, which includes staff restrooms, a conference room, and a public reception area. At the 446th District courtset, this corridor will also include access to a dedicated room for the judge to meet with juveniles and an adjacent attorney observation room.

Departmental Adjacencies
Proximity between the District courtroom and judicial chambers should be prioritized for operational efficiency.

Operational and Design Considerations
The judicial chamber suite is similar to an office environment, and the same design considerations should be applied. This includes access to natural daylight; efficient circulation between private offices; and equitable access to the coffee galley, storage room, and copy/supply area.

As the family court, the 446th District Court is the only court with adjacent child interview spaces. This includes a private room with soft, calming, child-friendly elements, accessed via the semi-restricted corridor so children do not walk through the courtroom to meet the judge. Directly adjacent is an observation room with one-way glass and sound transmission, allowing attorneys, court reporters, or other necessary parties to monitor the interview.

These spaces provide a safe environment for children to speak with the judge privately, without the pressure of other parties physically present.

Security/Accessibility Requirements
Only the District Judge and judicial staff should have access to their assigned chamber suite. Complete separation of circulation paths is critical on court floors to ensure the safety and security of judges and court staff. All circulation paths will meet ADA and accessibility standards.

4.0 District Clerk

Mission

The Ector County District Clerk's Office serves as the clerk and custodian of all records for the Ector County District Courts. Responsibilities include, but are not limited to, maintaining all district court records and exhibits, collecting filing fees, coordinating jury panel selection, and processing passport applications.

Users

The primary users of the District Clerk department are District Clerk staff and members of the public.

Hours of Operation

Monday – Friday 8:00am-4:30pm

Access and Circulation

The District Clerk department separates staff and public areas. Staff work behind the secure perimeter and access their workspace via a restricted staff corridor. The public area lies outside the secure perimeter, with entry directly from the public circulation corridor.

The Passports Division, which handles higher public traffic, has a separate entrance and reception area located near the primary District Clerk entrance.

Departmental Adjacencies

Because the District Clerk sees significant public traffic, the department should be located on a lower floor for easy access. Clerks also work closely with the District Courts and may regularly attend court proceedings, so they should have convenient access to the courts via restricted vertical circulation. Additionally, the District Clerk should be located near the Jury Assembly room to coordinate biweekly jury panel selection.

Operational and Design Considerations

The District Clerk's Office is designed for functionality and flexibility to support future growth and expanded responsibilities. Staff workstations should be arranged in clusters by case type, each including assigned deputy clerks and the supervising senior deputy. Supervising Senior Deputy Clerk staff offices should be strategically positioned to oversee operations in the open work area. Access to natural daylight should be prioritized for all staff.

The District Clerk public reception area includes a child-friendly waiting area and several public access terminals for individuals to look up cases or make records requests. Several interview rooms bridge staff and public areas, allowing for private meetings without bringing the public into the secure work zone. A research room with historic court record index books is accessible from the public reception area but remains under the close supervision of staff via large windows.

Although the Passports Division has a separate public entrance, its staff remain within the main District Clerk staff area with access to all support spaces, including copy supply areas and coffee galleys.

Security/Accessibility Requirements

Only District Clerk staff may freely access the staff work areas via restricted circulation. Security design at the customer service windows should balance staff safety with a friendly user experience.

Access from intermediate interview rooms and the historic book storage room into the staff area must use card key or other controlled measures to prevent public entry across the secure perimeter. The cash room and secure exhibit storage room also require controlled access to maintain security and chain of custody and log the identity of anyone accessing these rooms.

The design ensures accessibility for all staff, including those with disabilities or mobility impairments. All circulation paths, both public and staff, comply with ADA standards.

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5.0 District Attorney

Mission

The mission of the Ector County District Attorney is to serve the public by upholding justice and conducting fair legal proceedings, while safeguarding the rights of all individuals involved.

The District Attorney is also responsible for managing grand jury proceedings, appellate cases, victim assistance, Pre-Trial Intervention, and Child Protective Services, and a Juvenile Division.

Users

The primary users of the District Attorney department are District Attorney staff and members of the public, including victims, witnesses, and others seeking legal assistance or case information.

Hours of Operation

The District Attorney operates in alignment with District Court schedules, providing services during scheduled court proceedings and regular courthouse business hours.

Access and Circulation

The District Attorney's Office includes two public reception areas: one for the general public and a discreet area for victims, separate from the main reception. Both are accessed directly from the public circulation corridor.

All staff enter from the public circulation corridor into staff spaces that are not accessible to the public or other County staff. District Attorney staff do not have unrestricted access to courts staff circulation areas, but do have controlled access to certain semi-restricted spaces on each floor, including staff restrooms.

Departmental Adjacencies

The District Attorney's Office frequently works with District Court and also interacts extensively with the public. The department should be located on a lower floor for easy public access, ideally adjacent to the Grand Jury hearing room and Adult Probation.

Operational and Design Considerations

District Attorney staff workspaces should be grouped by role: attorneys together, trial chiefs together, investigators together, and paralegals together. (Legal secretaries are explicitly assigned to reception areas or the Intake team.) Intake and Victims Assistance staff are exceptions: each function's staff should be collocated with each other regardless of role. Victims Assistance is located immediately adjacent to the victim reception area. Intake staff do not require any adjacency to public or victim reception.

Attorneys and investigators should be positioned near the front of the department, closest to the public reception area, as they interact most frequently with the public.

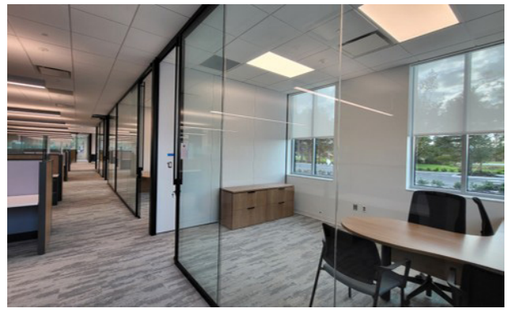
Several interview rooms bridge staff and public areas, allowing for private meetings without bringing the public into the secure work zone.

Due to the large number of private offices included in this department, special care should be taken to incorporate access to daylight for all staff, including those in offices and at open workstations. The department includes several large coffee galleys, multiple work/copy/supply areas, and open collaboration spaces strategically placed near galleys to support informal meetings and teamwork. Unassigned offices provide touchdown space for remote staff or others needing temporary work areas.

Security/Accessibility Requirements

Access to the District Attorney's workspace is restricted to authorized personnel to protect sensitive case and victim information. Public-facing areas are physically separated from staff areas to ensure privacy and security for both staff and visitors. Access from intermediate interview rooms into the staff area must use card key or other controlled measures to prevent public entry across the secure perimeter. A secure storage room with controlled access stores physical evidence received from law enforcement for trial use.

The design ensures accessibility for all staff, including those with disabilities or mobility impairments. All circulation paths, both public and staff, comply with ADA standards.



6.0 County Court-at-Law

Courtrooms

Mission

The Ector County Courts-at-Law (CCL) oversee a range of civil and criminal cases. Courtrooms host all legal proceedings — including bench and jury trials, arraignments, and specialized courts — promoting fairness, transparency, and consistency. Courtrooms and court floors should provide a functional, secure, and efficient environment that supports the administration of justice.

Users

The primary users of the CCL courtrooms are:

- CCL Judges
- CCL staff
- County Clerk
- Bailiffs
- Attorneys
- Members of the general public as parties to a case, jurors, or spectators
- ECSO staff

These individuals participate in hearings, trials, and/or deliberations, within and adjacent to the courtroom environment.

Hours of Operation

The CCLs typically operate during standard courthouse hours. However, the operational hours may vary depending on the specific scheduling requirements of the CCL Judge or any key users.

Access and Circulation

Judges and court staff, including County Clerk personnel, access the courtroom through a restricted staff corridor not open to the public. The public and attorneys enter through a soundlock vestibule along the main public corridor. Two private interview rooms adjacent to each courtroom, accessible from the vestibule, allow attorneys to meet with clients or witnesses. Public waiting areas are provided along the corridor outside the courtrooms.

Individuals in custody enter through a secure circulation path used only by ECSO staff and fully separated from public and restricted corridors. Detainees access the courtroom with an officer through a secure soundlock vestibule.

Each courtroom includes support spaces—evidence storage, general storage, and an A/V closet—accessible from the restricted staff corridor through controlled access.

Departmental Adjacencies

Proximity between the County courtrooms and corresponding judicial chambers should be prioritized for operational efficiency. Each courtroom has access to a shared jury deliberation room located on the restricted staff corridor.

CCLs are collocated with each other and should not be collocated with other court jurisdictions where possible.

All County courtrooms have access to an in-custody holding area. This holding area has direct access into two adjacent courtrooms and is reached via secure vertical circulation from Central Holding.

Operational and Design Considerations

Security and technology integration are central to courtroom design, including systems that allow evidence to be displayed and visible for all participants. Each County courtroom will include a corner judge's bench and a 14-person jury box. The bench should be a focal point, with the coordinator and reporter desks positioned immediately adjacent for quick, discreet communication. The judge must be able to enter from directly behind the bench to remain shielded from public view and exit quickly in an emergency.

The jury box should be deemphasized, with one row of jurors at floor level and a second row raised one step. The witness stand should sit beside the jury box rather than opposite it. The design should minimize the need for ADA ramping to simplify the layout.

Two counsel tables in the well will each accommodate three chairs, with additional space available for a third table when needed.

Security/Accessibility Requirements

The courthouse assigns separate pathways for judges and court personnel, public visitors, and in-custody individuals to optimize traffic flow and maintain safety. Bailiffs will continue to provide supervision and security in County courtrooms during sessions. All spaces, whether for the public or staff, will comply with ADA accessibility standards. Panic buttons will be installed at the judge's bench in each courtroom.

Jury Deliberation

Mission

Jury deliberation suites provide a private, secure space for jurors to review trial proceedings. Keeping jurors separate from the public during trials helps prevent impropriety and supports adherence to the judge's instructions.

While the CCLs typically hold fewer jury trials than District courts, jury deliberation suites will be available as needed for future growth and flexibility.

Users

The primary users of the jury deliberation suites are jurors and the bailiffs escorting those jurors to and from the courtroom. Courts staff may also use the jury room as an additional conference space when not in use for jury deliberation.

Hours of Operation

The jury deliberation suite may be used at any time during standard courthouse hours.

Access and Circulation

Jurors enter the deliberation suite via the restricted staff corridor at the back of each courtroom. A bailiff escorts jurors through this corridor to the jury deliberation room, which is accessed through a soundlock vestibule. If no deliberation rooms are available on the court floor, the bailiff will escort jurors to a room on an adjacent floor using restricted vertical circulation.

Departmental Adjacencies

One jury deliberation room is provided for every two CCLs. Jury rooms should be available on every court floor with close proximity to the courtrooms.

Operational and Design Considerations

The jury deliberation suite is designed to minimize juror movement and preserve privacy and separation from the public. The suite includes a coffee galley with sink and small refrigerator, restrooms, and, where possible, access to natural light, recognizing that jurors may spend extended hours or multiple days in the room.

The vestibule leading into the suite provides a seat for the bailiff during deliberations. This ensures no unauthorized entry into the suite and prevents jurors from moving freely into the restricted circulation corridor.

Security/Accessibility Requirements

All circulation paths will meet ADA and accessibility standards.

Chambers & Support Space

Mission

Judicial chambers provide CCL judges and their teams with private workspaces to manage administrative tasks, review case materials, deliberate on legal matters, and prepare for hearings or trials. These chambers offer a secure, confidential environment for judicial duties. Additional support spaces allow judges to meet with attorneys, litigants, and other parties involved in legal proceedings.

Additionally, two service windows and payment kiosks are provided for the public to easily conduct business with the County Clerk directly on the CCL floor.

Users

The primary users of judicial chambers suites are judges and judicial support staff, including court coordinators/ administrators, court reporters, bailiffs, legal interns, and research attorneys.

Judges may also meet with attorneys or other members of the public in a shared conference room accessible from a semi-restricted circulation corridor.

The users of the court public service windows are primarily County Clerk staff and members of the public.

Hours of Operation

Judicial chambers are never open to the public, but they may be used by CCL judges and support staff at any time.

The court public service windows and payment kiosks are open to the public during standard courthouse hours, subject to the availability of the County Clerk.

Access and Circulation

Each district court chamber suite is accessible only to the judge and support staff for that district. Judges may enter their chambers from the judicial staff work area or via a vestibule opening onto the corridor.
All chamber suites are located within restricted staff circulation areas, separate from the public. The restricted staff corridor connects directly to the courtrooms on that floor and links to a semi-restricted corridor to public circulation. It also provides access to restricted vertical circulation routes.

All courthouse staff have controlled access to the semi-restricted corridor, which includes staff restrooms and a public reception area shared between the CCLs.

Departmental Adjacencies

Proximity between the CCL courtrooms and corresponding judicial chambers should be prioritized for operational efficiency.

Judicial chambers should be collocated with each other where possible to facilitate easy communication between judges.

The court's public service windows and payment kiosks are conveniently located on the same floor as the CCL courtrooms and easily accessed from the public corridor. Staff workstations supporting these windows are not accessible from the public corridor and should be reached via restricted or semi-restricted circulation.

Operational and Design Considerations

The judicial chamber suite is similar to an office environment, and the same design considerations should be applied. This includes access to natural daylight; efficient circulation between private offices; and equitable access to the coffee galley, storage room, and copy/supply area.

Security/Accessibility Requirements

Only the CCL judge and judicial staff should have access to their assigned chamber suite. Complete separation of circulation paths is critical on court floors to ensure the safety and security of judges and court staff. All circulation paths will meet ADA and accessibility standards.

7.0 County Clerk

Mission

The Ector County County Clerk's Office serves as the clerk and custodian of all records for the Ector County Courts-at-Law and Commissioners' Court. Responsibilities include maintaining all county court and Commissioners' Court records, as well as vital statistics, land and lien records, fingerprints, plats, and other county records.

Users

The primary users of the County Clerk department are County Clerk staff and members of the public.

Hours of Operation

Monday – Friday, 8:00am–4:30pm

Access and Circulation

The District Clerk department separates staff and public areas. Staff work behind the secure perimeter and access their workspace via a restricted staff corridor. The public area lies outside the secure perimeter, with entry directly from the public circulation corridor.

Departmental Adjacencies

Because the County Clerk sees significant public traffic, the department should be located on the ground floor for easy access. Clerks also work closely with the County Courts-at-Law and may regularly attend court proceedings, so they should have convenient access to the courts via restricted vertical circulation.

Operational and Design Considerations

The County Clerk's Office is designed for functionality and flexibility to support future growth and expanded responsibilities. Staff workstations should be arranged in clusters by case type, each including assigned deputy clerks and the supervising senior deputy. Senior staff offices should be strategically positioned to oversee operations in the open work area. Access to natural daylight should be prioritized for all staff.

The County Clerk public reception area includes a child-friendly waiting area and check-in kiosks. Several interview rooms bridge staff and public areas, allowing for private meetings without bringing the public into the secure work zone. A public research room with computer terminals and worktables is accessible from the public reception area, but remains under the close supervision of staff via large windows.

Security/Accessibility Requirements

Only County Clerk staff may freely access the staff work areas via restricted circulation. Security design at the customer service windows should balance staff safety with a friendly user experience.

Access from intermediate interview rooms and the public research room into the staff area must use card key or other controlled measures to prevent public entry across the secure perimeter. The cash room and all confidential records storage rooms also require controlled access to maintain security and chain of custody and log the identity of anyone accessing these rooms.

The design ensures accessibility for all staff, including those with disabilities or mobility impairments. All circulation paths, both public and staff, comply with ADA standards.

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8.0 County Attorney

Mission

The mission of the Ector County Attorney is to serve the public by providing high quality prosecution and legal services in the Ector County Courts-at-Law to maximize public safety and minimize victimization in the community. The County Attorney also serves as the chief legal advisor to the County and to Commissioners' Court.

Users

The primary users of the County Attorney department are County Attorney staff and members of the public, including victims, witnesses, and others seeking legal assistance or case information.

Hours of Operation

The County Attorney operates in alignment with County Court-at-Law and Commissioners' Court schedules, providing services during scheduled court proceedings and regular courthouse business hours.

Access and Circulation

The County Attorney's Office includes two public reception areas: one for the general public and a discreet area for victims, separate from the main reception. Both are accessed directly from the public circulation corridor.

All staff enter from the public circulation corridor into staff spaces that are not accessible to the public or other County staff. County Attorney staff do not have unrestricted access to courts staff circulation areas, but do have controlled access to certain semi-restricted spaces on each floor, including staff restrooms.

An interview room is provided with direct access from the public corridor, separate from the County Attorney public reception area. The room should be accessible from both the public side and the County Attorney department and located in a discreet area to support confidential conversations with County employees.

Departmental Adjacencies

The County Attorney's Office most frequently works with the County Courts-at-Law and also interacts extensively with the public. The department should be located on a lower floor for easy public access, ideally adjacent to the Grand Jury hearing room and Adult Probation.

Operational and Design Considerations

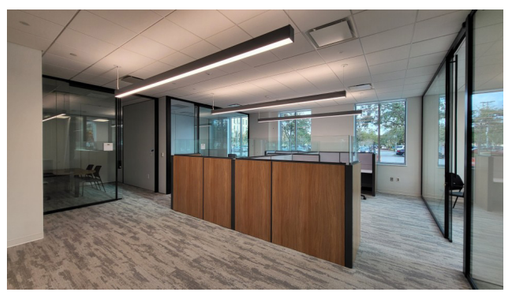
The design of the County Attorney department should facilitate easy communication between staff and public, while maintaining secure staff space not accessible to the public. Standard support spaces are provided, including a coffee galley, storage spaces, and work/copy spaces.

Due to the large number of private offices included in this department, special care should be taken to incorporate access to daylight for all staff, including those in offices and at open workstations.

Security/Accessibility Requirements

Access to the County Attorney's workspace is restricted to authorized personnel to protect sensitive case and victim information. Public-facing areas are physically separated from staff areas to ensure privacy and security for both staff and visitors. Access from intermediate interview rooms into the staff area must use card key or other controlled measures to prevent public entry across the secure perimeter.

The design ensures accessibility for all staff, including those with disabilities or mobility impairments. All circulation paths, both public and staff, comply with ADA standards.



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9.0 Justice of the Peace

Courtroom and Hearing Room

Mission

The Ector County Justices of the Peace (JP) oversee a range of civil, criminal, and administrative cases, including small claims, misdemeanor offenses, and marriages in each of the four precincts. One courtroom and two hearing rooms are provided to accommodate proceedings for any precinct. These spaces are designed to offer a functional, secure, and efficient environment that upholds the principles of justice.

Users

The primary users of the JP adjudication spaces are:

- JP Judges
- JP clerks
- Bailiffs
- Attorneys
- Members of the general public such as witnesses, defendants, litigants or spectators.

These individuals participate in hearings, trials, and other matters, within and adjacent to the courtroom environment.

Hours of Operation

The JP courts typically operate during standard courthouse hours. However, the operational hours may vary depending on the specific scheduling requirements of the JP Judges or any key users.

Access and Circulation

Judges and court staff, including JP Clerk personnel, access the courtroom and hearing rooms through a restricted staff corridor not open to the public. The public and attorneys enter through a soundlock vestibule along the main public corridor. Two private interview rooms adjacent to each courtroom, accessible from the vestibule, allow attorneys to meet with clients or witnesses. Public waiting areas are provided along the corridor outside the courtrooms.

Although JPs do not require access to in-custody circulation, a holding area is provided adjacent to the JP courtroom to allow flexibility for use in County Court-at-Law cases as needed. Individuals in custody access the courtroom via a secure circulation path that is accessible only to ECSO staff and separate from both public and restricted corridors. Detainees enter the courtroom with an officer via a secure soundlock vestibule.

Most JP cases do not involve physical evidence, dedicated storage space is provided for future flexibility. The JP courtroom and hearing rooms include support spaces—evidence storage, general storage, and an A/V closet—accessible from the staff circulation corridor via controlled access points.

Departmental Adjacencies

Proximity between the JP adjudication spaces and corresponding judicial chambers should be prioritized for operational efficiency. The JPs have access to a shared jury deliberation room located on the restricted staff corridor.

JP adjudication spaces are collocated with each other and should not be collocated with other court jurisdictions where possible.

In-custody holding areas are directly adjacent to the JP courtroom and only accessible via secure vertical circulation.

JP Clerks work closely with JP judges and court staff and may regularly attend court proceedings, so they should have convenient access to the JP courts and chambers via restricted vertical circulation.

Operational and Design Considerations

Security and technology integration are paramount considerations in the design of courtrooms, with a focus on integrating screens to display evidence for all parties in the hearing room.

The JP courtroom will feature a recentered bench and a 6-person jury box with standard spectator seating comparable to other courtrooms. The judge's bench should be prominently featured with coordinator and reporter desks immediately adjacent to the judge to allow quick and discreet communication.

The jury box should be deemphasized and remain at floor level. The witness stand should be located adjacent to the jury box rather than opposite. Solutions to minimize ADA ramping within the spaces should be explored, with the goal of keeping the courtroom design clean and simple.

Two litigant tables are included in the well and each table should accommodate 3 chairs for future flexibility. The JP hearing rooms will also feature a recentered bench but do not include a jury box since jury trials are very rare in JP jurisdiction. The hearing rooms are also significantly smaller than the standard courtroom with reduced spectator capacity. Two litigant tables are included in the well with capacity for 2 chairs at each.
In both the courtroom and hearing rooms, the judge must be able to enter from directly behind the bench to remain shielded from public view and exit quickly in an emergency.

Security/Accessibility Requirements

The courthouse assigns separate pathways for judges and court personnel, public visitors, and in-custody individuals to optimize traffic flow and maintain safety. Bailiffs may provide supervision and security in the JP courtrooms during sessions. All spaces, whether for the public or staff, will comply with ADA accessibility standards. Panic buttons will be installed at the judge's bench in each courtroom.

JP Jury Deliberation

Mission
Jury deliberation suites provide a private, secure space for jurors to review trial proceedings. Keeping jurors separate from the public during trials helps prevent impropriety and supports adherence to the judge's instructions.

While the JP precincts typically hold fewer jury trials than other jurisdictions, a jury deliberation suite will be available as needed for future growth and flexibility.

Users
The primary users of the jury deliberation suites are jurors and the bailiffs escorting those jurors to and from the courtroom. Courts staff may also use the jury room as an additional conference space when not in use for jury deliberation.

Hours of Operation
The jury deliberation suite may be used at any time during standard courthouse hours.

Access and Circulation
Jurors enter the deliberation suite via the restricted staff corridor at the back of each courtroom. A bailiff escorts jurors through this corridor to the jury deliberation room, which is accessed through a soundlock vestibule.

Departmental Adjacencies
One jury deliberation room is provided for use by the JP courtroom and should be located in close proximity to the courtroom.

Operational and Design Considerations
The jury deliberation suite is designed to minimize juror movement and preserve privacy and separation from the public. The suite includes a coffee galley with sink and small refrigerator, restrooms, and, where possible, access to natural light, recognizing that jurors may spend extended hours or multiple days in the room.

The vestibule leading into the suite provides a seat for the bailiff during deliberations. This ensures no unauthorized entry into the suite and prevents jurors from moving freely into the restricted circulation corridor.

Security/Accessibility Requirements
All circulation paths will meet ADA and accessibility standards.

JP Chambers & Support

Mission
Judicial chambers provide JP judges and their teams with private workspaces to manage administrative tasks, review case materials, deliberate on legal matters, and prepare for hearings or trials. These chambers offer a secure, confidential environment for judicial duties. Additional support spaces allow judges to meet with attorneys, litigants, and other parties involved in legal proceedings.

Users
The primary users of judicial chambers suites are judges and judicial support staff, including court coordinators/ administrators, constables, and clerks.

Hours of Operation
Judicial chambers are never open to the public, but they may be used by JP staff at any time.

Access and Circulation
Each JP chamber suite is accessible only to the judge and support staff for that precinct. Judges may enter their chambers from the judicial staff work area or via a vestibule opening onto the corridor.

All chamber suites are located within restricted staff circulation areas, separate from the public. The restricted staff corridor connects directly to the courtrooms on that floor and links to a semi-restricted corridor to public circulation. It also provides access to restricted vertical circulation routes.

All courthouse staff have controlled access to the semi-restricted corridor, which includes staff restrooms, a conference room, and public reception areas.

Departmental Adjacencies
Proximity between the JP courtroom and hearing rooms and judicial chambers should be prioritized for operational efficiency. Judicial chambers should be collocated with each other where possible to facilitate easy communication between judges.

Operational and Design Considerations
The judicial chamber suite is similar to an office environment, and the same design considerations should be applied. This includes access to natural daylight; efficient circulation between private offices; and equitable access to the coffee galley, storage room, and copy/supply area.

Security/Accessibility Requirements
Only the JP judge and judicial staff should have access to their assigned chamber suite. Complete separation of circulation paths is critical on court floors to ensure the safety and security of judges and court staff. All circulation paths will meet ADA and accessibility standards.

10.0 Justice of the Peace Clerk

Mission

The Ector County Justice of the Peace (JP) Clerk's Office supports the operations of the JP precincts in processing tickets and other proceedings, maintaining records, filing documents, and other duties.

Users

The primary users of the JP Clerk department are JP Clerk staff and members of the public.

Hours of Operation

Monday – Friday 8:00am–5:00pm, closed for lunch between 12:00–1:00pm

Access and Circulation

The JP Clerk department separates staff and public areas. Staff work behind the secure perimeter and access their workspace via a restricted staff corridor. The public area lies outside the secure perimeter, with entry directly from the public circulation corridor.

Departmental Adjacencies

Because the JP Clerk sees significant public traffic, the department should be located on a lower floor for easy access. Clerks also work closely with the JP judges and court staff and may regularly attend court proceedings, so they should have convenient access to the courts via restricted vertical circulation.

Operational and Design Considerations

The JP Clerk's Office is designed for functionality and flexibility to support future growth and expanded responsibilities. Within the staff work area, multiple permanent workstations are located at customer service windows to assist public visitors. Senior staff offices should be strategically positioned to oversee operations in the open work area. Access to natural daylight should be prioritized for all staff.

The JP Clerk public reception area includes a child-friendly waiting area and check-in kiosks. Several interview rooms bridge staff and public areas, allowing for private meetings without bringing the public into the secure work zone. The youth diversion officer's office should also be located between staff and public areas as they frequently meet privately with members of the public.

Security/Accessibility Requirements

Only JP Clerk staff may freely access the staff work areas via restricted circulation. Security design at the customer service windows should balance staff safety with a friendly user experience.

Access from intermediate interview rooms and youth diversion office into the staff area must use card key or other controlled measures to prevent public entry across the secure perimeter.

The design ensures accessibility for all staff, including those with disabilities or mobility impairments. All circulation paths, both public and staff, comply with ADA standards.

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11.0 Grand Jury/IV-D & CPS/Guardianship

Grand Jury/IV-D Hearing Room

Mission

The Ector County IV-D Court manages all child support establishment and enforcement cases, as well as paternity cases in the county. The grand jury determines probable cause for indictment in felony cases, based on the District Attorney's review and presentation of the case.

Because IV-D cases and grand jury sessions are scheduled less frequently than other court activities, these operations will share a hearing room designed to accommodate either use.

Users

The primary users of the grand jury/IV-D hearing room are:

- Judges
- Attorneys
- Members of the public, including grand jurors, witnesses, spectators, and litigants

Hours of Operation

Grand jury is held during standard courthouse hours every other week according to the schedule of the District Attorney. IV-D Court is held periodically during standard courthouse hours and scheduled in conjunction with grand jury needs.

Access and Circulation

The grand jury/IV-D hearing room includes a reception area for members of the public, accessible from the public circulation corridor. The reception area contains a desk for a reception clerk, two check-in kiosks, and seating for waiting.

Judges access the hearing room through a soundlock vestibule via a restricted circulation corridor that is not open to the public. Members of the public and attorneys enter through a separate soundlock vestibule between the reception area and the hearing room. The reception area also has direct access to several adjacent rooms for witness waiting and negotiations.

To maintain strict confidentiality during grand jury proceedings, jurors have access to restrooms and a coffee galley via the vestibule leading to restricted circulation.

Departmental Adjacencies

The grand jury/IV-D hearing room does not require adjacencies with other courthouse departments but should preferably be located near the District Attorney's office. Additionally, because both grand jury and IV-D proceedings are confidential or sensitive, the hearing room and associated spaces should preferably be situated in an area with lower public traffic.

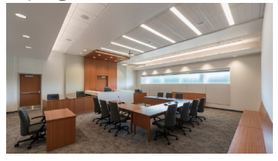
Operational and Design Considerations

Because this hearing room is dual-purpose, flexible furniture is essential to operations. IV-D proceedings require two counsel tables in the standard courtroom arrangement in front of a small spectator gallery. Grand jury proceedings require a more collaborative layout around a large table, with no required orientation to the judge's bench, as a judge is not present for most grand jury proceedings.

For IV-D proceedings, the judge should be able to enter the hearing room from behind the bench to remain shielded from public view and exit quickly in an emergency.

Security/Accessibility Requirements

All circulation paths will meet ADA and accessibility standards. Complete separation of circulation paths is critical on court floors to ensure the safety and security of judges and court staff.



CPS/Guardianship Hearing Room

Mission

The Ector County CPS Court conducts proceedings related to Child Protective Services, which may be handled by the district or county attorney. The County Judge oversees guardianship and mental health cases in which a legal guardian must be appointed or competency determined. Depending on the County Judge's credentials, they may also hear other cases in this hearing room.

Because CPS cases and guardianship/mental health hearings are scheduled less frequently than other court activities, these operations will share a hearing room designed to accommodate either use.

Users

The primary users of the grand jury/IV-D hearing room are:

- Judges
- Attorneys
- Members of the public, including witnesses, spectators, and litigants

Hours of Operation

CPS Court and other hearings take place during standard courthouse hours and must be scheduled so as not to overlap in time.

Access and Circulation

The CPS/guardianship hearing room includes a reception area for members of the public, accessible from the public circulation corridor. The reception area contains seating for waiting and a child-friendly waiting area.

The judge accesses the hearing room through a restricted circulation corridor that is not open to the public. Members of the public and attorneys enter through a separate soundlock vestibule between the reception area and the hearing room.

Departmental Adjacencies

The CPS/guardianship hearing room should preferentially be located near the County Judge department.

Operational and Design Considerations

Although this hearing room is dual-purpose, the furniture requirements are similar for both operations. The judge's bench should be prominently featured, with coordinator and reporter desks immediately adjacent to allow quick, discreet communication. The judge should be able to enter the courtroom from directly behind the bench to remain shielded from public view and exit quickly in an emergency.

The hearing room does not include a jury box and is significantly smaller than a standard courtroom, with reduced spectator capacity. Two litigant tables are included in the well, each accommodating two chairs.

Security/Accessibility Requirements

All circulation paths will meet ADA and accessibility standards. Complete separation of circulation paths is critical on court floors to ensure the safety and security of judges and court staff.

12.0 Sheriff/Secure Holding

Mission

In addition to providing building security for the courthouse, the Ector County Sheriff's Office (ECSO) is responsible for transporting adults in custody from the county jail to the courthouse for scheduled legal proceedings. ECSO officers supervise individuals in custody throughout their time in the courthouse and escort them between central holding and courtroom floors. Required spaces for this operation include a secure vehicle sallyport, central holding, court floor holding, central control, and staff support areas.

Users

The primary users of the Sheriff's secure holding area are ECSO staff and adults in custody. Attorneys may also have controlled access to secure holding to meet with clients or witnesses in custody.

Hours of Operation

Secure holding operates during standard courthouse hours to produce adults in custody for scheduled legal proceedings.

Access and Circulation

The transport van from the Ector County Detention Center accesses the courthouse via a secure vehicle sallyport, discreetly located out of public view. Officers and adults in custody enter the building from the sallyport and are brought to secure holding cells until called to the courtroom. The pathway from the sallyport to court floors is designated as secure circulation.

When individuals are called to the courtroom, an officer escorts them via a secure elevator to a holding cell on the court floor. Persons in custody enter the courtroom through a soundlock vestibule between the holding area and the courtroom. Adults in custody may be transported to any District, County, or JP courtroom.

Juveniles in custody are brought by Juvenile Probation and also enter via the secure vehicle sallyport. They do not use central holding but are escorted through secure circulation directly to a dedicated juvenile waiting room adjacent to a County Court-at-Law courtroom. When called, juveniles enter the courtroom via a soundlock vestibule.

ECSO transport officers operate exclusively within secure circulation. A workroom and breakroom are provided in this area. A central control room, located near central holding, requires access through a secure vestibule and supervises all secure circulation areas and the vehicle sallyport.

A direct connection between secure and public circulation is required, protected by a secure vestibule. Members of the public arrested in the courthouse by Building Security, Probation or Pretrial officers, or bailiffs are brought to central holding via this connection for transport to jail. Attorneys also use this connection to meet with persons in custody. Several noncontact visit booths should be located near the secure vestibule so attorneys do not need to travel deep into the secure perimeter.

Operational and Design Considerations

Most spaces in this department must be built to detention grade in accordance with the Texas Commission on Jail Standards. Staff-only areas, such as the breakroom, workroom, and central control, do not require detention-grade construction and should instead support an efficient and safe work environment. The staff breakroom should be located near staff restrooms and accommodate seating, locker storage for personal belongings, and refrigerated storage for in-custody lunches.

The central holding area must ensure complete sight and sound separation between men and women in custody. The central control room should have clear sightlines to most access points and the main secure corridor.

Juveniles in custody transported between the sallyport and courtroom must maintain complete sight and sound separation from adults in custody. This may require strategic placement of central holding areas and soundlock vestibules. The juvenile waiting room must comply with Texas Juvenile Justice Department standards.

Security/Accessibility Requirements

All access to secure circulation paths and spaces within the courthouse is controlled by ECSO to maximize safety and security.

13.0 Jury Assembly

Mission

The jury assembly suite serves as the waiting and orientation area for prospective jurors before they are called into a courtroom for jury selection and voir dire. A dedicated assembly area ensures a smooth and efficient jury service process and isolates high public traffic, preventing disruption to other courthouse activities. When not in use by jurors, the space can function as a flexible area for large staff meetings, training sessions, or events.

Users

The primary users of the jury assembly suite are prospective jurors, District Clerk staff, and judges.

Hours of Operation

The Ector County District Clerk currently holds jury reporting every Friday beginning at 8:00am. When not in use for jury reporting, the space can be scheduled by other court departments at any time.

Access and Circulation

Prospective jurors access the jury assembly and orientation room directly from the public circulation corridor via a check-in lobby. Support spaces, such as restrooms and vending, are located within the suite to minimize public movement throughout the courthouse during orientation and instructions. Once assigned to a courtroom, jurors are escorted directly via public circulation paths.

The jury assembly suite should also be accessible from restricted circulation to provide secure paths and entry points for judges and District Clerk staff.

Departmental Adjacencies

Jury assembly should be located near both public and restricted vertical circulation for efficient movement within the courthouse. Because the District Clerk manages jury summons and assembly, the suite should be near the District Clerk department to allow staff oversight of check-in and orientation.

Each panel of prospective jurors called on Fridays may include up to 160 people. To accommodate large groups efficiently and reduce congestion in public areas, the jury assembly suite is ideally located adjacent to the public entrance or on a lower floor of the courthouse.

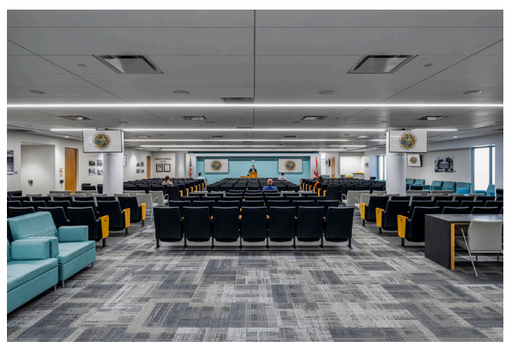
Operational and Design Considerations

The jury assembly space should prioritize comfort and efficiency, providing a mix of assembly, lounge, and counter seating. Amenities within the suite include a vending area and coffee galley, restrooms, a mother's room, and storage for personal belongings.

The large orientation/waiting room also includes a judge's bench, accessible from a separate entrance via restricted circulation. The judge should be able to enter from directly behind the bench to remain shielded from public view and exit quickly in an emergency.

Security/Accessibility Requirements

Only members of the public called for jury duty may access the jury assembly suite. Security is maintained through a reception area located before the larger assembly space. The reception area is staffed by the District Clerk, and prospective jurors must check in with clerk staff before proceeding to the orientation/waiting room. The entrance should be clearly identifiable and accessible from public corridors. Accessibility features should be integrated to ensure the department accommodates a wide range of users.



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14.0 Legal Resource Center

Mission

The Legal Resource Center provides public access to comprehensive legal research services at the Ector County Courthouse. Physical and digital materials are available for members of the public, attorneys, and Courts staff.

Users

The Legal Resource Center serves a diverse range of users, including attorneys, judges, pro se litigants, and other members of the public seeking access to legal research. The department is staffed and operated by the Ector County Public Library.

Hours of Operation

Monday – Friday 8:00am–5:00pm, closed for lunch from 12:00pm–1:00pm.

Access and Circulation

The Legal Resource Center includes a public reception area accessible from the public circulation corridor.

All staff enter from the public circulation corridor, and do not have unrestricted access to courts' staff circulation areas. Staff do have controlled access to certain semi-restricted spaces on each floor, including staff restrooms.

Departmental Adjacencies

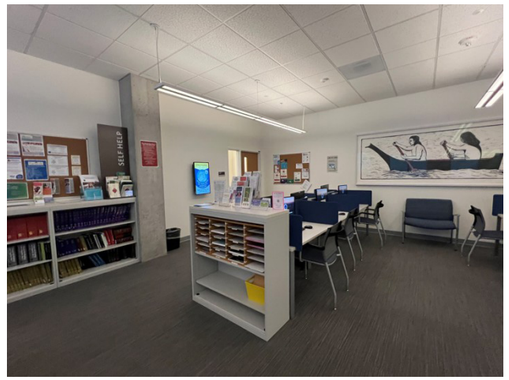
The primary purpose of the Legal Resource Center is to serve the public. The department should therefore be located on the first or second level of the building, preferably near the public entrance.

Operational and Design Considerations

The Legal Resource Center should be open and inviting, offering a variety of workspace types, including computer terminals, worktables, and meeting rooms. The Librarian should have clear sightlines and easy access to all workspaces and bookshelves to assist visitors efficiently. Standard support spaces – including a coffee galley, storage, and work/copy areas – are accessible only to the Librarian. The work/copy area should be immediately adjacent to the Librarian workstation to provide materials quickly upon request.

Security/Accessibility Requirements

Physical separation of public-facing areas from staff-only areas provides privacy and security for both staff and visitors. Accessibility features are integrated into the design so that the department is accessible to a wide range of users.



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15.0 Pretrial/Post-Sentence Monitoring

Mission

The Pretrial Services & Post-Sentence Monitoring (PSM) department is responsible for the effective management of the following individuals as assigned by the court:

- Pretrial defendants required to participate in pretrial services as a condition of bond
- Convicted defendants eligible for post-sentence monitoring

The department conducts and oversees GPS and alcohol monitoring; drug testing; bond and fee payments; check-in appointments; and home checks and incident callouts as required.

Users

The primary users of Pretrial Services & Post-Sentence Monitoring, apart from department staff, are criminal defendants. Other occasional users may include staff from Building Security, Adult Probation, or the District Attorney.

Hours of Operation

Monday – Friday 8:00am–5:00pm, closed for lunch from 12:00pm–1:00pm.

Access and Circulation

The Pretrial & PSM department includes a public reception area accessible from the public circulation corridor.

All staff enter from the public circulation corridor into staff spaces that are not accessible to the public or other County staff. Department staff do not have unrestricted access to courts' staff circulation areas but have controlled access to certain semi-restricted spaces on each floor, including staff restrooms.

Departmental Adjacencies

Criminal defendants account for most public traffic to Pretrial & PSM, so the department should be located away from sensitive areas, particularly the 446th District Court, to prevent disruptions. To minimize defendant movement through the building, the department should be on the ground level and immediately accessible from the public entry. Because Pretrial & PSM officers may assist Building Security in maintaining courthouse security, the department should ideally be near the

Operational and Design Considerations

The Pretrial & PSM department should support efficient communication between staff and the public while keeping staff areas secure and inaccessible to the public. Several interview rooms should be accessible from both the public reception and staff work areas to reduce the need for public entry into secure spaces.

Due to the large number of private offices included in this department, special care should be taken to incorporate access to daylight for all staff, including those in offices and at open workstations. The department should include a large coffee galley or multiple smaller galleys for convenient staff use.

Security/Accessibility Requirements

Access to the Pretrial & PSM department's workspace is restricted to authorized personnel to protect sensitive information on NCIC terminals. Physical separation of public-facing areas from staff areas provides privacy and security for both staff and visitors. Access from intermediate interview rooms into the staff area must use card key or other controlled measures to prevent public entry across the secure perimeter.

The staff work area also includes several secure storage rooms for drug test kits, firearms and munitions, and cash payments. The cash room and all secure storage rooms require controlled access to maintain security and chain of custody and log the identity of anyone accessing these rooms.

The design ensures accessibility for all staff, including those with disabilities or mobility impairments. All circulation paths, both public and staff, comply with ADA standards.

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16.0 Adult Probation

Mission

The Adult Probation department manages individuals assigned by the court, including:

- Pretrial defendants offered participation in Pretrial Diversion to avoid a criminal conviction
- Convicted defendants offered probation as a condition of sentencing, either in lieu of or following jail

The department oversees various monitoring methods and community supervision activities.

Users

The primary users of Adult Probation, apart from department staff, are criminal defendants. Other occasional users may include staff from Building Security, Pretrial & Post-Sentence Monitoring, or the District Attorney.

Hours of Operation

Monday – Friday 8:00am–4:45pm

Access and Circulation

Adult Probation includes a public reception area accessible from the public circulation corridor.

All staff enter from the public circulation corridor into staff spaces that are not accessible to the public or other County staff. Department staff do not have unrestricted access to courts' staff circulation areas but have controlled access to certain semi-restricted spaces on each floor, including staff restrooms.

Departmental Adjacencies

Criminal defendants account for most public traffic to Probation, so the department should be located away from sensitive areas, particularly the 446th District Court, to prevent disruptions. To minimize defendant movement through the building, the department should be on the ground level and immediately accessible from the public entry. Because defendants are often brought by the District Attorney's office, a clear public path between the District Attorney and Probation is required. Because Probation officers may assist Building Security in maintaining courthouse security, the department should ideally be near the public entrance. Many clients must also visit the County Clerk's office for compliance payment upon intake, so proximity between these

Operational and Design Considerations

The design of the Adult Probation department should facilitate efficient communication between staff and public, while maintaining secure staff space not accessible to the public. The department includes several interview rooms accessible both from the public reception area and from the staff work area to minimize the necessity for members of the public to enter secure staff space. Staff conduct orientation for groups of defendants in a large intake room, which is directly accessible from the public reception area. A dedicated restroom must also be provided immediately accessible from the public reception area for defendants who are required to submit a urine sample for drug analysis.

Due to the large number of private offices included in this department, special care should be taken to incorporate access to daylight for all staff, including those in offices and at open workstations. Several coffee galleys and work/copy/supply areas should be provided throughout the office suite for convenient staff use.

Security/Accessibility Requirements

Access to Adult Probation's workspace is restricted to authorized personnel to protect sensitive personal and case information. Physical separation of public-facing areas from staff areas provides privacy and security for both staff and visitors.

The staff work area also includes several secure storage rooms for drug test kits, firearms and munitions, and cash payments. The cash room and all secure storage rooms require controlled access to maintain security and chain of custody and log the identity of anyone accessing these rooms.

The design ensures accessibility for all staff, including those with disabilities or mobility impairments. All circulation paths, both public and staff, comply with ADA standards.

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17.0 County Judge

Mission

The Ector County Judge serves as the County's Chief Executive, overseeing both administrative and judicial functions. The Judge presides over Commissioners' Court, sets the County budget, manages capital projects, and guides policies that affect county services. On the judicial side, the Judge handles administrative hearings, including probate, mental health, and guardianship cases.

Users

The primary users of the County Judge's department include the County Judge and staff, the Public Information Officer, the County Attorney, and public visitors.

Hours of Operation

The County Judge operates in alignment with the Commissioner's Court schedule and the courthouse business hours.

Access and Circulation

The County Judge department includes a public reception area accessible directly from the public circulation corridor. Staff work behind a secure perimeter, entering their workspace via a restricted corridor to maintain privacy and security. The public area lies outside the secure perimeter, allowing visitors to access services without entering staff work zones.

Departmental Adjacencies

Because the County Judge conducts all proceedings in the CPS/guardianship courtroom and works closely with the County Attorney, the department should be located near both the courtroom and the County Attorney's office. To accommodate frequent public visitors, the County Judge should be on a lower level, with direct access from the main public corridor and vertical circulation.

Operational and Design Considerations

The design of the County Judge department should facilitate easy communication between staff and public, while maintaining secure staff space not accessible to the public. Standard support spaces are provided, including a coffee galley, storage spaces, and work/copy spaces. The suite includes a large conference room to accommodate County meetings as needed.

Security/Accessibility Requirements

Access to the County Judge's staff workspace is restricted to authorized personnel to protect sensitive information and maintain the integrity of the office.

Physical separation of public-facing areas from staff-only areas provides privacy and security for both staff and visitors. Accessibility features are integrated into the design so that the department is accessible to a wide range of users.

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18.0 Information Technology

Mission

The Ector County Information Technology Department provides IT support for all County offices, including equipment servicing and updates, software support, parts replacement, and network infrastructure management. While IT serves all County departments, including satellite locations, the courthouse generates the majority of service tickets. For this reason, IT staff are primarily located in the courthouse to respond quickly to issues and maintain reliable technology support.

Users

IT staff are the only authorized users of the IT department.

Hours of Operation

IT operates primarily during standard courthouse hours. The department also provides after-hours support to users as needed.

Access and Circulation

Because the IT department supports all County offices, staff must access both public and restricted staff circulation throughout the courthouse. The department has no public access and should be reached only via restricted staff circulation.

Departmental Adjacencies

The IT department should have easy access to restricted vertical circulation to move quickly between departments and transport equipment. It should be located near the loading dock to simplify deliveries and support department-wide hardware refreshes.

Operational and Design Considerations

The IT department should support efficient flow of hardware to handle 200+ equipment refreshes per year. This includes pre- and post-staging areas for equipment, deployment benches for testing, and storage for decommissioned equipment before it is removed from the site. Standard support spaces are also provided, including a coffee galley, storage space, and work/copy space.

Security/Accessibility Requirements

Access to the IT department is restricted to authorized personnel only. IT staff also require controlled access to support rooms throughout the courthouse, including the Server Room and IT equipment rooms, fiber MPOE, and electrical closets.

The design ensures accessibility for all staff, including those with disabilities or mobility impairments. All

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19.0 Common Areas

Staff Common Areas

Mission

Common areas support all courthouse staff across every department. Each floor includes dedicated staff restrooms, while the building provides a shared joint-use space with a break room, conference rooms, a mother's room, and a wellness room. The break room, in particular, is designed to be inviting and comfortable, offering a space for staff to relax, connect, and build community, while promoting overall wellbeing and a positive workplace culture.

Users

Staff from every department in the courthouse will regularly use the staff common areas.

Hours of Operation

Common areas should be accessible to all staff during regular courthouse hours. For staff with controlled access outside business hours, these areas should remain open and accessible during those times as well.

Access and Circulation

Because staff common areas serve all courthouse staff, they must be accessible from restricted staff circulation and from public or semi-restricted circulation via controlled access. The public has no access, except when visitors are escorted on official business, such as to a shared conference room.

A secure vestibule with controlled access should provide direct entry from secure parking to restricted staff circulation.

Departmental Adjacencies

Each courthouse level includes staff restrooms for men and women, as well as family/assisted single-person restrooms. These restrooms should be centrally located for easy access by all staff on that level.

The building-wide joint-use space should be located on an upper floor to maximize daylight, provide outdoor views, and allow access to outdoor space.

Operational and Design Considerations

The design of the staff joint use space should prioritize access to outdoors and to natural daylight to provide optimal conditions for stress-reduction and respite. A variety of seating types and arrangements should be considered in both the breakroom and the conference rooms to provide options for staff and for flexibility of use.

Security/Accessibility Requirements

All building staff require controlled access to the common areas on each floor of the courthouse.

The design ensures accessibility for all staff, including those with disabilities or mobility impairments. All circulation paths comply with ADA standards.

Public Common Areas

Mission

Common areas are conveniently provided to support public visitors to the courthouse. This includes dedicated public restrooms on every floor, as well as a mother's room and a vending area.

Users

Members of the public will regularly use the public common areas.

Hours of Operation

Common areas should be open and accessible to the public during regular courthouse business hours.

Access and Circulation

Public common areas must be easily accessible from the main public circulation corridor on each floor of the courthouse.

Departmental Adjacencies

Every level of the courthouse includes public restrooms for men and women, as well as family/assisted single-person restrooms. The public restrooms on each level should be in a central location easily accessible to all public visitors on that level.

The vending area and mother's room are located in proximity to the jury assembly room, where the largest number of public visitors are typically concentrated.

Security/Accessibility Requirements

The design ensures accessibility for all members of the public, including those with disabilities or mobility impairments. All circulation paths comply with ADA standards.

20.0 Building Support

Mission

Building Support comprises several primary functions:

- Loading dock operations
- Central plant and support
- Housekeeping/building maintenance
- Mailroom
- Building-wide closets

Users

The primary users of most building support areas are County facility maintenance staff, outside delivery vehicles, and trash/recycling services.

Other users may include courthouse staff accessing the mail room, and IT staff retrieving or dropping off equipment at the loading dock.

Hours of Operation

Building support areas operate during regular courthouse business hours and as needed at other times.

Access and Circulation

There is no access available to the loading dock, central plant, building maintenance areas, or mail room from the main public circulation. The mail room should be accessible via semi-restricted circulation to all courthouse staff. Building-wide closets located on each level of the courthouse require control access points (e.g. key card) for authorized users to access from restricted or public circulation.

Departmental Adjacencies

Building Support should preferentially be located proximate to the IT department to facilitate equipment refreshes. The loading dock should also have direct access to a service elevator for moving equipment and garbage.

Operational and Design Considerations

All spaces should be designed for efficiency, safety, and flexibility to accommodate the continuous operational needs of the courthouse.

Access and Circulation

All circulation paths will meet ADA and accessibility standards.

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3 Space Program

3.0 Introduction

3.0.1 Methodology

A space program defines the kind, size, number, relationship, and operation of all spaces needed to support the specific functions of a facility. The development of these space lists emerges from a series of conversations around stakeholder needs paired with identification of a set of space standards and guidelines. Prior to the onset of this project, Ector County had no established space standards, so the design team worked closely with County Commissioners and staff to examine pay grades and titles and develop appropriate space standards for this project (see Chapter 5 for further detail).

The program document below references three specific and different space designations:

- **Net Square Feet (NSF):** This is the actual working area of an office, room, workstation, or piece of equipment.
- **Departmental Gross Square Feet (DGSF):** This is the total of the NSF requirements of a particular department multiplied by a factor needed to provide internal circulation and account for the thickness of internal structures (office walls, workstation partitions, etc.). This area designation reflects the total space assignable to a department within the larger building.
- **Building Gross Square Feet or Building Gross Feet (BGSF/BGF):** This is the total of the DGSF requirements multiplied by a factor to account for the thickness of exterior walls, major public circulation among departments, elevators, stairwells, mechanical and electrical spaces, and any other space not provided for in the NSF or covered by the DGSF multiplier.

Differentiating between these space designations is crucial to understanding the evolving design and implementation solutions shown in this report.

3.0.2 Program Summary

The design team worked closely with each of the key stakeholders to ensure that their space needs were closely aligned with the space available in the initial estimate created for the Certificate of Obligation.

Twenty key program components are documented in the program. The design team compiled the final space program based on the extensive update, refinement, and revision of future projections; detailed development of operational understanding; and application of relevant space standards and guidelines. The following space program is submitted for the new Ector County Courthouse. The program summary on the following page provides a snapshot of each department listed by component and its programmed departmental area, as well as the total projected staffing numbers.

Program Summary

Space Name	Staff	Adjudication Spaces	Subtotal DGSF
1.0 | Public Entrance & Main Lobby	24		4,229
2.0 | District Court	24	6	40,231
3.0 | 446th District Court	3	1	8,545
4.0 | District Clerk	48		9,729
5.0 | District Attorney	59		10,438
6.0 | County Courts-at-Law	11	3	21,069
7.0 | County Clerk	25		6,884
8.0 | County Attorney	22		4,266
9.0 | Justice of the Peace	12	3	17,882
10.0 | JP Clerk	12		3,144
11.0 | Grand Jury/IV-D and CPS/Guardianship	0	2	5,798
12.0 | Sheriff	2		7,062
13.0 | Jury Assembly	0		5,429
14.0 | Legal Resource Center	2		2,141
15.0 | Pretrial/Post-Sentence Monitoring	27		6,171
16.0 | Adult Probation	34		7,827
17.0 | County Judge	4		1,762
18.0 | Information Technology	12		2,764
19.0 | Common Areas	0		10,190
20.0 | Building Support	3		19,796
Total	**324**	**15**	**195,356**
Building Grossing Factor (1.33)			
Total Building Gross Square Feet			**259,824**

3.1 Space Program

1.0 Public Entrance

Space #	Space Name	Validated Program: Unit NSF	# of Units	NSF	Staff	Space Std	Comments
	PRE-SCREENING LOBBY						
1.01	Weather Vestibule	100	1	100			
1.02	Public Lobby | Pre-Screening	200	1	200			
1.03	Clerk's Public Service Window and Queuing Line	150	0	0			6/25/25: programmed with clerks
1.04	Public Access Kiosk	25	2	50			multi-purpose kiosks; usable for payments, information, and other uses TBD; provide power/data
1.05	Public Access Computer Terminal	25	0	0			6/25/25: not needed in main lobby
1.06	Security Screening | PUBLIC Queue	8	30	240			
1.07	Security Screening | STAFF Queue	8	10	80			
1.08	Fire Command Center	150	1	150			
1.09	Gun Locker Alcove	75	1	75			secure gun lockers, discreet access
	SECURITY SCREENING AND POST-SCREEN LOBBY						
1.10	Cell Phone Check Storage	12	0	0			6/26/25: not needed, public don't need to check phones
1.11	Security Screening Station	200	4	800	4		7/24/25: increase based on entry counts magnetometer and line scanner; space provided for 1 security officer at screening equipment, includes 1 lane for staff screening
1.12	Public Lobby | Post-Screening	400	1	400			
1.13	Security Screening Desk	100	1	100	1		
1.14	Information Desk	80	0	0			6/26/25: not needed
1.15	Directory Information Monitors and Kiosks	25	4	100			
	Sub-total (NSF)			***2,295***			
	X dept. grossing factor			*1.15*			
	Sub-total (DGSF)			***2,639***			
	BUILDING SECURITY						
1.16	Building Security Central Control	200	1	200	1		includes 1 security staff station, 1 station for roaming officer, camera monitors, access controls
1.17	Sergeant Office	120	1	120	1	O.6	
1.18	Deputy Workstations	36	3	108	3	WS.4	7/24/25: adjusted to 3 hoteling stations for staff to check dockets
1.19	Briefing Area	120	1	120			7/24/25: added for morning security meetings, rightsized
1.20	Emergency Equipment Room	60	1	60			radio chargers, restraints, firearms, etc.
1.21	Security Electronics Room	100	1	100			accessed from control room
1.22	Staff Lockers	20	1	20			7/24/25: added, could be half or 1/3 size lockers for personal belongings, located within briefing area
1.23	Coffee Galley	40	1	40			6/26/25: added
1.24	Bailiff Workstations	36	14	504	14	WS.4	9/22/25: moved from within judges' chambers to centralized area per policy direction
	Sub-total (NSF)			***1,272***			
	X dept. grossing factor			*1.25*			
	Sub-total (DGSF)			***1,590***			
	Total Net Square Feet (NSF)			***3,567***			
	X dept. grossing factor			*1.19*			
	Total Departmental Gross Square Feet (DGSF)			***4,229***			
	Total Departmental Net Square Feet (NSF)			**3,567**			
	Total Departmental Gross Square Feet (DGSF)			**4,229**	**24**		

2.0 District Courts

Validated Program includes 2 future courtrooms

Space #	Space Name	Unit NSF	# of Units	NSF	Staff	Space Std	Comments
	COURTROOM						
2.01	Courtroom Waiting	200	1	200			
2.02	Attorney/Client/Witness Room	150	2	300			accommodates 4 people; off of courtroom vestibule
2.03	Soundlock Vestibule	80	1	80			soundlock, double door entrance
2.04	Courtroom	2,575	1	2,575			7/22/25: 82-108 spectators, per judges' request 12-person jury box plus 2 alternates, A/V equip. under bench; ADA access ramp
2.05	A/V Closet	40	1	40			pair of courtrooms may share space at 80sf
2.06	Courtroom Storage	80	1	80			
2.07	Secure Evidence Storage	60	1	60			
	Sub-total (NSF)			***3,335***			
	X dept. grossing factor			*1.25*			
	Sub-total (DGSF)			***4,169***			
	x Number of Courtrooms			***6***			6/23/25: 2 future district courts
	Sub-total Courtrooms DGSF			***25,013***			
	JURY DELIBERATION						
2.08	Soundlock Vestibule	80	1	80			vestibule between the jury deliberation room and restricted circulation
2.09	Bailiff	40	1	40			desk for bailiff in the soundlock vestibule
2.10	Jury Deliberation Room	375	1	375			6/23/25: rightsized accom. 12 jurors plus 2 alternates; table, chairs, coat closet
2.11	Coffee Galley	40	1	40			in or adjacent to jury suite; include counter/sink, small refrigerator
2.12	Jury Restroom - ADA	75	2	150			
	Sub-total (NSF)			***685***			
	X dept. grossing factor			*1.25*			
	Sub-total (DGSF)			***856***			
	x Number of Jury Rooms			***3***			6/23/25: reduced ratio to 1 jury room per 2 courtrooms
	Sub-total Jury DGSF			***2,569***			
	IN-CUSTODY HOLDING						
2.13	In-Custodies Soundlock Vestibule	80	2	160			combine or 1 for each courtroom, layout dependent
2.14	Single Holding Cell	80	1	80			up to 4 people per holding room
2.15	Group Holding Cell	100	2	200			contact free communication with in-custodies
2.16	Contact-free Meeting Room	0	0	0			6/23/25: programmed in central holding
2.17	Non-Contact Interview Booth	50	0	0			
2.18	Officer Station / Fold Down Counter	40	1	40			
2.19	Gun Locker and First Aid	30	1	30			
	Sub-total (NSF)			***510***			
	X dept. grossing factor			*1.65*			
	Sub-total (DGSF)			***842***			
	x Number of Holding Areas			***3***			8/14/25: increased

Validated Program includes 2 future courtrooms

Space #	Space Name	Unit NSF	# of Units	NSF	Staff	Space Std	Comments
	DISTRICT COURT CHAMBERS						
2.20	Judge Vestibule	40	1	40			
2.21	Judge's Chamber	250	1	250	1	O.2	
2.22	Judge's Coat/Robe Closet	15	1	15			
2.23	Judge's Restroom	75	1	75			
2.24	Court Coordinator	150	1	150	1	O.5	6/23/25: increased SF based on user feedback
2.25	Court Reporter	120	1	120	1	O.6	
2.26	Bailiff	64	0	0	0		9/22/25: moved to central bailiff area
2.27	Reception/Waiting Area	10	15	150			
	Sub-total (NSF)			***800***	*3*		
	X dept. grossing factor			*1.35*			
	Sub-total (DGSF)			***1,080***			
	x Number of Chambers			***6***	*6*		6/23/25: increased from 1 to 2 future district courts
	Sub-total Chambers DGSF			***6,480***	***18***		
	DISTRICT COURT PERSONNEL						
2.28	Central Court Coordinator	96	1	96	1	WS.1	6/23/25: increased bc serves as receptionist for all courts
2.29	Future Court Coordinator	150	1	150	1	O.5	7/22/25: 1 floating between courts 6/23/25: increased SF based on user feedback
2.30	Future Research Attorney	120	1	120	1	O.6	6/23/23: added, shared amongst courts
2.31	Future Legal Interns	48	3	144	3	WS.3	6/23/23: added, shared amongst courts
	Sub-total (NSF)			***510***	6		
	X dept. grossing factor			*1.35*			
	Sub-Total Personnel DGSF			***689***	6		
	SUPPORT SPACE						
2.32	Storage Room	150	1	150			
2.33	Work / Copy / Supply Area	100	1	100			could be shared btwn courts
2.34	Evidence Storage Room	0	0	0			6/23/25: programmed with courtrooms
2.35	File Storage	0	0	0			6/23/25: deleted for paperless building
2.36	Conference Room	150	0.5	75			6/25/25: shared btwn chambers in controlled access corridor
2.37	Coffee Galley	40	1	40			could be shared between courts
	Sub-total (NSF)			***365***			
	X dept. grossing factor			*1.35*			
	Sub-total DGSF			***493***			
	x Number of Suites			***6***			6/23/25: increased from 1 to 2 future district courts
	Sub-Total Support DGSF			***2,957***			
	Total Courtset (NSF)			***31,095***			
	X dept. grossing factor			*1.29*			
	Total Courtset (DGSF)			***40,231***			

Total Departmental Net Square Feet (NSF)	**31,095**	**24**
Total Departmental Gross Square Feet (DGSF)	**40,231**	

3.0 446th District Court

Space #	Space Name	Unit NSF	# of Units	NSF	Staff	Space Std	Comments
	Validated Program						
	COURTROOM						
3.01	Family Waiting Alcoves	100	4	400			6/25/25: reallocated from support space
3.02	Courtroom Waiting	200	1	200			
	Attorney/Client/Witness Room	150	2	300			accommodates 4 people; off of courtroom vestibule
3.03							
3.04	Soundlock Vestibule	80	1	80			sound lock, double door entrance
	Courtroom	2,760	1	2,760			7/22/25: all judges requested 82-108 spectator option, family court needs room for 4 attorney tables 12-person jury box plus 2 alternates, A/V equip. under bench; ADA access ramp
3.05							
3.06	A/V Closet	40	1	40			
3.07	Courtroom Storage	80	1	80			
3.08	Secure Evidence Storage	60	1	60			
	Sub-total (NSF)			***3,920***			
	X dept. grossing factor			*1.25*			
	Sub-total (DGSF)			***4,900***			
	x Number of Courtrooms			***1***			
	Sub-total Courtrooms DGSF			***4,900***			
	JURY DELIBERATION						
3.09	Soundlock Vestibule	80	1	80			vestibule between the jury deliberation room and restricted circulation
3.10	Bailiff	40	1	40			desk for bailiff in the soundlock vestibule
3.11	Jury Deliberation Room	375	1	375			6/23/25: rightsized accom. 12 jurors plus 2 alternates; table, chairs, coat closet
3.12	Coffee Galley	40	1	40			in or adjacent to suite; include counter/sink, small refrigerator
3.13	Jury Restroom - ADA	75	2	150			
	Sub-total (NSF)			***685***			
	X dept. grossing factor			*1.25*			
	Sub-total (DGSF)			***856***			
	x Number of Jury Rooms			***1***			7/22/25: placeholder depending on how building stacks
	Sub-total Jury DGSF			***856***			
	IN-CUSTODY HOLDING						
3.14	In-Custodies Soundlock Vestibule	80	1	80			
3.15	Single Holding Cell	80	1	80			
3.16	Group Holding Cell	100	2	200			up to 4 people per holding room
3.18	Non-Contact Interview Booth	50	0	0			6/23/25: programmed in central holding
3.19	Officer Station / Fold Down Counter	40	1	40			
3.20	Gun Locker and First Aid	30	1	30			
3.21	In-Custody Secure Elevator	0	0	0			included in building gross area
	Sub-total (NSF)			***430***			
	X dept. grossing factor			*1.65*			8/14/25: increased
	Sub-total (DGSF)			***710***			
	x Number of Holding Areas			***1***			7/22/25: placeholder depending on how building stacks
	Sub-total In-Custody DGSF			***710***			

Space #	Space Name	Unit NSF	# of Units	NSF	Staff	Space Std	Comments
	Validated Program						
	FAMILY COURT CHAMBERS						
3.22	Judge Vestibule	40	1	40			
3.23	Judge's Chamber	250	1	250	1	O.2	
3.24	Judge's Coat/Robe Closet	15	1	15			
3.25	Judge's Restroom	75	1	75			
3.26	Court Coordinator	150	1	150	1	O.5	6/23/25: increased SF based on user feedback
3.27	Court Reporter	120	1	120	1	O.6	
3.28	Bailiff	64	0	0	0		9/22/25: moved to central bailiff area
3.29	Reception/Waiting Area	10	15	150			
	Sub-total (NSF)			***800***	*3*		
	X dept. grossing factor			*1.35*			
	Sub-total (DGSF)			***1,080***			
	x Number of Chambers			***1***	*1*		
	Sub-total Personnel DGSF			***1,080***	***3***		
	SUPPORT SPACE						
3.30	Storage Room	150	1	150			
3.31	Work / Copy / Supply Area	100	1	100			
3.32	Evidence Storage Room	0	0	0			6/23/25: programmed with courtrooms
3.33	File Storage	0	0	0			6/23/25: deleted for paperless building
3.34	Conference Room	150	1	150			7/22/25: placeholder depending on how building stacks, shared with other courts, rightsized for 4-6 people
3.35	Coffee Galley	40	1	40			
3.36	Waiting Alcoves	100	0	0			6/23/25: reallocated to public space
3.37	Child Interview Room	150	1	150			6/23/25: only one used at a time
3.38	Attorney Observation Room	150	1	150			6/23/25: reduced to 1 to match child interview room (two-way glass btwn rooms), renamed from attorney/witness rooms
	Sub-total (NSF)			***740***			
	X dept. grossing factor			*1.35*			
	Sub-total DGSF			***999***			
	x Number of Suites			***1***			
	Sub-Total Support DGSF			***999***			
	Total Courtset (NSF)			***6,575***			
	X dept. grossing factor			*1.30*			
	Total Courtset (DGSF)			***8,545***			
	Total Departmental Net Square Feet (NSF)			**6,575**	**3**		
	Total Departmental Gross Square Feet (DGSF)			**8,545**			

4.0 District Clerk

Space #	Space Name	Validated Program: Unit NSF	# of Units	NSF	Staff	Space Std	Comments
	PUBLIC SERVICE AREA						
4.01	Reception/Waiting Area	10	10	100			7/23/25: rightsized for 10 people seats provided for 10 people; direct access to customer service windows
4.02	Children's Waiting Area	100	1	100			7/23/25: broken out from reception/waiting area
4.03	Public Research Terminals	25	4	100			provide data/power for 3 stations; located in clerk reception area; public access to records
4.04	Public Forms Counter	0	0	0			6/26/25: not needed used by public to fill out forms; located in clerk's reception area, adjacent to Public Counter
4.05	Cashier Window | Public	36	5	180			8/12/25: rightsized based on ADA guidelines 6/25/25: crosstraining requires fewer windows
4.06	Cashier Window | Staff	48	5	240			6/25/25: crosstraining requires fewer windows hoteling workstations
4.07	Conference/Interview Room	120	2	240			6/25/25: requested 2 rooms, align size access from public waiting area and staff area (card access); 3 people, table/chairs
4.08	Cashier Alcove	0	1	0			6/25/25: replaced with cash room in staff support
4.09	Historic Book Storage	350	1	350			6/25/25: reallocated from support space to be accessible to public, sized based on volume of books provided by client; needs both public and staff access
	DISTRICT CLERK ADMINISTRATION						
4.10	District Clerk's Office	225	1	225	1	O.3	small table for 4; personal storage and overhead storage shelves; centrally located
4.11	Chief Deputy Clerk Criminal Office	150	1	150	1	O.5	
4.12	Chief Deputy Clerk Admin Office	150	1	150	1	O.5	
4.13	Chief Deputy Clerk Family/Civil Office	150	1	150	1	O.5	
4.14	Assistant Chief Deputy Clerk Criminal Office	120	1	120	1	O.6	
4.15	Assistant Chief Deputy Clerk Archives/Jury Office	120	1	120	1	O.6	
4.16	Assistant Chief Deputy Clerk Bookeeper Office	120	1	120	1	O.6	
4.17	Assistant Chief Deputy Clerk Family Office	120	1	120	1	O.6	
4.18	Assistant Chief Deputy Clerk Civil Office	120	1	120	1	O.6	
	DISTRICT CLERK PERSONNEL						
4.19	Senior Deputy Clerk WS	96	6	576	6	WS.1	WS spread throughout office among clusters of deputy clerks for supervision 6/25/25: combined titles - criminal, archives, trial exhibits, jury, family, civil
4.20	Future Senior Deputy Clerk WS	96	2	192	2	WS.1	6/25/25: increased for additional future district courts
4.27	Deputy Clerk WS	64	17	1,088	17	WS.2	7/23/25: align with current staffing 6/25/25: combined titles - criminal, archives, trial exhibitst, jury, family, civil
4.28	Future/Hoteling Deputy Clerk WS	64	3	192	3	WS.2	for PT clerks and future positions for 2 additional district courts
4.29	Future Financial Assistant	120	1	120	1	O.6	7/23/25: requires title alignment (previously admin assistant)

Space #	Space Name	Validated Program: Unit NSF	# of Units	NSF	Staff	Space Std	Comments
	PASSPORTS **NEW**						dedicated staff, not planning to crosstrain
4.31	Reception/Waiting Area	10	15	150			7/23/25: rightsized for 15 people seating for 14 people
4.32	Public Forms Counter	20	2	40			
4.33	Cashier Window | Public	36	5	180			8/12/25: rightsized based on ADA guidelines
4.34	Cashier Window | Staff	48	5	240			hoteling stations
4.35	Photo Station	50	2	100			
4.36	Passport Supervisor Office	120	1	120	1	O.6	6/25/25: only one supervisor required
4.37	Deputy Clerk WS	64	8	512	8	WS.2	6/25/25: increased to include 3 future
	SUPPORT SPACE						
4.38	Work / Copy / Supply Room	120	1	120			8/21/25: align with county clerk SF 2 shared copy/fax machines; space provided for the storage of supplies
4.39	Copy Alcove	20	1	20			8/21/25: added, located near cashier windows
4.40	Secure Exhibit Storage Room	250	1	250			secure exhibit storage capabilities; humidity-controlled
4.41	Cash Room	120	1	120			6/25/25: added in place of cashier alcove includes safe, located near cashier windows
4.42	Storage Room	100	1	100			
4.44	Juvenile/Adoptions Storage	0	0	0			8/19/25: is this needed or can it be offsite?
4.45	Open Collaboration Space	50	2	100			7/23/25: renamed to reflect open space instead of closed rooms
4.46	Conference Room	0	0	0			6/25/25: function replaced with open collaboration spaces
4.47	Coffee Galley	40	2	80			6/25/25: rightsized to align with other departments and split into 2

Total Net Square Feet (NSF)	***6,949***	
X dept. grossing factor	*1.40*	
Total Departmental Gross Square Feet (DGSF)	***9,729***	

Total Departmental Net Square Feet (NSF)	**6,949**	**48**
Total Departmental Gross Square Feet (DGSF)	**9,729**	

5.0 District Attorney

Space #	Space Name	Validated Program: Unit NSF	# of Units	NSF	Staff	Space Std	Comments
	PUBLIC SERVICE AREA						
5.01	Public Reception/Waiting Area	10	12	120			7/22/25: rightsized for 12 people seating for 10-12; controlled access between reception/waiting and office suite
5.02	Victim Reception/Waiting Area	10	5	50			7/22/25: rightsized for 5 people seating for 5; controlled access between reception/waiting and office suite; separate entry
5.03	Victim Interview Room	120	1	120			access doors from victim waiting area and staff area (restricted/key card)
5.04	Interview Room	30	6	180			access doors from public reception/waiting area and staff area (restricted/key card); 4-6 occupants
	DEPARTMENT STAFF SPACE						7/22/25: suite together by title (paralegals need least public interaction)
5.05	District Attorney Office	225	1	225	1	O.3	small table for 4; personal storage and overhead storage shelves; centrally located
5.06	District Attorney Restroom	75	1	75			7/22/25: added by user request
5.07	First Assistant District Attorney Office	150	1	150	1	O.5	includes table and chairs for meeting with children; overhead storage shelves
5.08	Chief DA Investigator Office	150	1	150	1	O.5	
5.09	Senior Trial Chief Office	150	1	150	1	O.5	
5.10	Investigator Office	120	6	720	6	O.6	8/14/25: 1 office moved to intake
5.11	Future Investigator Office	120	2	240	2	O.6	
5.12	Trial Chief	120	5	600	5	O.6	
5.13	Future Trial Chief	120	1	120	1	O.6	7/22/25: added for future district courts
5.14	Senior Assistant DA	120	4	480	4	O.6	
5.15	Future Senior Assistant DA	120	1	120	1	O.6	7/22/25: added for future district courts
5.16	Assistant DA - In person	120	2	240	2	O.6	8/14/25: 4 offices moved to intake 6/27/25: increased to 6 offices to reflect current staffing
5.17	Assistant DA - Hoteling	120	0	0	0		6/27/25: combined future and hoteling offices
5.18	Assistant DA - Future/Hoteling	120	3	360	3	O.6	7/22/25: redefined from 5 growth positions - reallocated 1 to future trial chief and 1 to future senior assistant DA, remaining 3 for assistant DA can be used as needed for remote attorneys until expansion of staff
5.19	Senior Paralegal	96	4	384	4	WS.1	
5.20	Paralegal	64	6	384	6	WS.2	8/14/25: 2 WS moved to intake
5.21	Future Paralegal	64	5	320	5	WS.2	6/27/25: increased for additional future district courts
5.22	Administrative Assistant	120	2	240	2	O.6	7/22/25: requires title alignment for private office
5.23	Legal Secretary | Receptionist	64	1	64	1	WS.2	desk located at public reception/waiting

Space #	Space Name	Validated Program: Unit NSF	# of Units	NSF	Staff	Space Std	Comments
	VICTIMS ASSISTANCE STAFF SPACE						
5.24	Director of Victims Assistance	150	1	150	1	O.5	6/27/25: increased SF to align with title
5.25	Assistant Director Victims Assistance	120	1	120	1	O.6	6/27/25: typo, reduced to 1 to align with staffing
5.26	Legal Secretary | Victims Assistance	64	2	128	2	WS.2	one WS located at victim reception/waiting
5.27	Future Legal Secretary | Victims Assistance	64	1	64	1	WS.2	7/22/25: requested for additional district court support
	INTAKE STAFF SPACE						no public access needed
5.28	Assistant DA	120	4	480	4	O.6	7/22/25: reallocated from department staff
5.29	Investigator Office	120	1	120	1	O.6	7/22/25: reallocated from department staff
5.30	Paralegal	64	2	128	2	WS.2	8/14/25: need confirmation on whether intake paralegals are senior or regular? 7/22/25: reallocated from department staff
5.31	Legal Secretary | Intake	64	1	64	1	WS.2	
	SUPPORT SPACE						
5.31	Work/Copy/Supply Room	150	1	150			space provided for filing and supplies storage; multiple copy/fax machines
5.32	Copy Alcove	20	1	20			8/14/25: added for victims assistance
5.33	Storage Room	100	1	100			
5.34	Evidence Storage	80	1	80			7/22/25: rightsized
5.35	Open Collaboration Space	50	4	200			7/22/25: space for attorneys to have impromptu meetings, strategically locate near coffee galleys
5.36	File Alcove	0	0	0			6/27/25: not needed in paperless building
5.37	Coffee Galley	80	2	160			7/22/25: align SF with other departments and split into 2 for large office suite
	Total Net Square Feet (NSF)			***7,456***			
	X dept. grossing factor			*1.40*			
	Total Departmental Gross Square Feet (DGSF)			***10,438***			

Total Departmental Net Square Feet (NSF)	**7,456**	**59**	
Total Departmental Gross Square Feet (DGSF)	**10,438**		

6.0 County Courts-at-Law

Validated Program — Includes 1 future courtroom

Space #	Space Name	Unit NSF	# of Units	NSF	Staff	Space Std	Comments
	COURTROOMS						
6.01	Courtroom Waiting	200	1	200			
6.02	Attorney/Client/Witness Room	150	2	300			4 people; off of courtroom vestibule
6.03	Soundlock Vestibule	80	1	80			sound lock, double door entrance
6.04	Courtroom	2,650	1	2,650			
6.05	A/V Closet	40	1	40			pair of courtrooms share space at 80sf
6.06	Courtroom Storage	80	1	80			
6.07	Secure Evidence Storage	60	1	60			
	Sub-total (NSF)			***3,410***			
	X dept. grossing factor			*1.25*			
	Sub-total (DGSF)			***4,263***			
	x Number of Courtrooms			***3***			1 future CCL
	TOTAL DGSF			***12,788***			
	JURY DELIBERATION						
6.08	Soundlock Vestibule	80	1	80			vestibule between the jury deliberation room and restricted circulation
6.09	Bailiff	40	1	40			desk for bailiff in the soundlock vestibule
6.10	Jury Deliberation Room	375	1	375			6/24/25: rightsized to align with district court 6 jurors; table, chairs
6.11	Coffee Galley	40	1	40			8/19/25: increased SF to align with other courts include counter/sink, small refrigerator
6.12	Jury Restroom - ADA	75	2	150			
	Sub-total (NSF)			***685***			
	X dept. grossing factor			*1.25*			
	Sub-total (DGSF)			***856***			
	x Number of Jury Rooms			***2***			7/23/25: reduced to updated ratio of 1 per each courtroom; may be further reduced based on building stacking
	TOTAL DGSF			***1,713***			
	IN-CUSTODY HOLDING						
6.13	In-Custodies Soundlock Vestibule	80	2	160			combine or 1 for each courtroom, layout dependent
6.14	Single Holding Cell	80	1	80			
6.15	Group Holding Cell	100	2	200			up to 4 people per holding room
6.16	Juvenile Waiting Room	150	0.5	75			7/24/25: only 1 courtroom needs access to juvenile waiting
6.18	Non-Contact Interview Booth	50	0	0			6/24/25: programmed in central holding
6.19	Officer Station / Fold Down Counter	40	1	40			
6.20	Gun Locker and First Aid	30	1	30			
6.21	In-Custody Secure Elevator	0	0	0			included in building gross area
	Sub-total (NSF)			***585***			
	X dept. grossing factor			*1.65*			8/14/25: increased
	Sub-total (DGSF)			***965***			
	x Number of Holding Areas			***2***			7/23/25: may be reduced based on building stacking

Validated Program — Includes 1 future courtroom

Space #	Space Name	Unit NSF	# of Units	NSF	Staff	Space Std	Comments
	COUNTY COURT CHAMBERS						includes future positions for additional CCL
6.22	Judge Vestibule	40	1	40			
6.23	Judge's Chamber	250	1	250	1	O.2	
6.24	Judge's Coat/Robe Closet	15	1	15			
6.25	Judge's Restroom	75	1	75			
6.26	Court Coordinator	150	1	150	1	O.5	6/23/25: increased SF based on user feedback
6.27	Shared Court Coordinator	150	0.33	50	0.33	O.5	6/23/25: added to reflect current staffing, floats between CCLs
6.28	Court Reporter	120	1	120	1	O.6	
6.29	Bailiff WS	64	0	0	0		9/22/25: moved to central bailiff area
6.30	Future WS	64	0	0	0		6/23/25: not needed
6.31	Future Law Clerk	120	0.33	40	0.33	O.6	6/23/25: added, 1 floats btwn CCLs
6.32	Reception/Waiting Area	15	3.33	50			6/23/25: agreed to share 150 SF among CCLs
	Sub-total (NSF)			***790***	*3.67*		
	X dept. grossing factor			*1.35*			
	Sub-total (DGSF)			***1,067***			
	x Number of Chambers			***3***	*3*		
	TOTAL DGSF			***3,200***	***11***		
	COURT PUBLIC SERVICE WINDOW						staffed by county clerk
6.33	Payment Kiosk	25	1	25			
6.34	Cashier Window | Public	36	2	72			8/19/25: rightsized based on ADA guidelines
6.35	Cashier Window | Staff	36	2	72		WS.4	7/23/25: reduced to hoteling size
6.36	Printer/Copier Area	20	1	20			7/23/25: rightsized to alcove
	Sub-total (NSF)			***189***			
	X dept. grossing factor			*1.40*			8/21/25: align with other clerk areas
	Sub-total (DGSF)			***265***			
	SUPPORT SPACE						could be shared among CCLs
6.37	Storage Room	150	1	150			
6.38	Work / Copy / Supply Area	100	1	100			
6.39	Evidence Storage Room	0	0	0			6/23/25: programmed with courtrooms
6.40	File Storage	0	0	0			6/23/25: deleted for paperless building
6.41	Conference Room	0	0	0			6/23/25: agreed to use shared building conference rooms
6.42	Coffee Galley	40	1	40			
	Sub-total (NSF)			***290***			
	X dept. grossing factor			*1.35*			
	Sub-total (DGSF)			***392***			
	x Number of Suites			***3***			
	TOTAL DGSF			***1,175***			
	Total Courtset (NSF)			***16,199***			
	X dept. grossing factor			*1.30*			
	Total Courtset (DGSF)			***21,069***			
	Total Departmental Net Square Feet (NSF)			**16,199**	**11**		
	Total Departmental Gross Square Feet (DGSF)			**21,069**			

7.0 County Clerk

Space #	Space Name	Validated Program: Unit NSF	# of Units	NSF	Staff	Space Std	Comments
	PUBLIC SERVICE AREA						
7.01	Public Reception/Waiting Area	10	15	150			7/25/25: rightsized for 10SF per person seated waiting for 12-15 people
7.02	Children's Waiting Area	100	1	100			7/25/25: added
7.03	Public Check-in Kiosks	25	2	50			6/26/25: added
7.04	Public Access Computer	25	0	0			7/25/25: requested to delete 4 public computers for CCL records
7.05	Public Forms Counter	0	0	0			6/26/25: not needed used by public to fill out forms; located in clerk's reception area, adjacent to Public Counter
7.06	Cashier Window | Public	36	7	252			7/25/25: increased window count per user feedback, rightsized per ADA guidelines
7.07	Cashier Window | Staff	64	0	0		WS.2	7/25/25: reflected in deputy clerk WS, deleted so as not to double count
7.08	Hoteling Cashier Window | Staff	48	2	96		WS.3	7/25/25: added
7.09	Public Research Room	300	1	300			dedicated space for public to view and read records for research, access from public reception and from staff suite; County records; includes computer terminals and historic books, worktables
7.10	Public Records Room	1,000	0	0			6/26/25: historic books stored in public research room, storage accounted for in support/storage
7.11	Conference/Interview Room	120	2	240			access doors from public waiting area and staff area (card access); 3 people, table/ chairs; used to meet with fathers, show videos for Acknowledgement of Paternity
7.12	Cashier Alcove	0	0	0			6/25/25: replaced with cash room in staff support
	COUNTY CLERK ADMINISTRATION						
7.13	County Clerk's Office	225	1	225	1	O.3	small table for 4; space personal storage, overhead storage shelves; centrally located
7.14	Chief Deputy Clerk II	150	2	300	2	O.5	
7.15	Assistant Chief Deputy Clerk	120	4	480	4	O.6	
7.16	Future Assistant Chief Deputy Clerk	120	0	0	0		6/26/25: not needed
7.18	**COUNTY CLERK PERSONNEL**						
7.19	Senior Deputy Clerk	96	6	576	6	WS.1	7/25/25: updated to align with current staffing 1 located at public windows
7.20	Future Senior Deputy Clerk	96	0	0	0		6/26/25: not needed
7.21	Deputy Clerk	64	10	640	10	WS.2	7/25/25: updated to align with current staffing each has a printer, 4 located at public windows
7.22	Future Deputy Clerk	64	2	128	2	WS.2	6/26/25: only 2 needed for additional CCL, located at public window

Space #	Space Name	Validated Program: Unit NSF	# of Units	NSF	Staff	Space Std	Comments
	RECORDS STORAGE						
7.23	Commissioner's Court Records	0	0	0			7/25/25: eliminated, can be stored offsite
7.24	Land Records	0	0	0			7/25/25: eliminated, can be stored offsite
7.25	Vitals Storage	60	1	60			8/14/25: rightsized maintain onsite storage until we can confirm secure offsite storage with climate control
7.26	Plats Storage	150	1	150			
7.27	Juvenile Storage	80	1	80			8/14/25: rightsized maintain onsite storage until we can confirm secure offsite storage with climate control
7.28	Fingerprints Storage	100	1	100			can these be digital? 7/25/25: rightsized prefer to be kept onsite for when DA requests access; approx 83 linear ft needed
7.29	Criminal Records	0	0	0			7/25/25: eliminated, can be stored offsite
7.30	Lien Records	0	0	0			7/25/25: eliminated, can be stored offsite
7.31	Probate/Mental Health/Guardianship Storage	250	1	250			8/14/25: rightsized maintain onsite storage until we can confirm secure offsite storage with climate control
7.32	Vitals Storage	0	0	0			6/26/25: duplicate removed
7.33	Historic Deeds Books	0	0	0			7/25/25: eliminated, can be stored offsite
7.34	Historic Records	0	0	0			7/25/25: stored in public research room
7.35	Guardian	0	0	0			7/25/25: combined with probate/mental health
7.36	Marriage & Brand Books	120	1	120			7/28/25: added maintain onsite storage for 81 marriage books and 10 brand books plus future growth
	SUPPORT SPACE						
7.37	Work/Copy/Supply Room	120	1	120			
7.38	Copy Alcove	20	1	20			6/26/25: only one needed located near clerk windows
7.39	Cash Room	120	1	120			6/25/25: added in place of cashier alcove, includes safe, located near cashier windows
7.40	Supply Room	100	0	0			7/25/25: duplicate removed
7.41	General Storage Room	100	1	100			
7.42	Conference Room	30	6	180			
7.43	Coffee Galley	40	2	80			7/23/25: align SF with other departments and split into 2 for large office suite

Total Net Square Feet (NSF)	***4,917***	
X dept. grossing factor	*1.40*	
Total Departmental Gross Square Feet (DGSF)	***6,884***	

Total Departmental Net Square Feet (NSF)	**4,917**	**25**
Total Departmental Gross Square Feet (DGSF)	**6,884**	

8.0 County Attorney

Validated Program prefer proximity to county judge

Space #	Space Name	Unit NSF	# of Units	NSF	Staff	Space Std	Comments
	PUBLIC SERVICE AREA						
8.01	Public Reception/Waiting Area	10	8	80			7/23/25: rightsized for 8 people seating for 8; controlled access between reception/waiting and office suite; separate entry
8.02	Conference / Witness Interview Room	30	6	180			7/23/25: rightsized
8.03	Victim Reception/Waiting Area	10	0	0			11/21/25: deleted per email instruction, use conference room instead 10/3/25: seating for 5 seating for 8; controlled access between reception/waiting and office suite; separate entry
8.04	Victim Interview	30	0	0			11/21/25: deleted per email instruction, use conference room instead 4 occupants
	DEPARTMENT STAFF SPACE						
8.05	County Attorney's Office	225	1	225	1	O.3	small table for 4; space for personal storage, overhead storage shelves
8.06	Future First Assistant Attorney	150	1	150	1	O.5	includes table and chairs for meeting with children; overhead storage shelves
8.07	Future Senior Investigator	150	0	0	0	O.5	12/1/25: included below with investigators 11/21/25: added per email instruction
8.08	Future Investigator	350	1	350	1	O.6	12/1/25: accommodates 4 64-SF WS in one room 11/21/25: increased from 1 to 3 per email instruction, includes 1 for future CCL
8.09	Future Director of Victims Assistance	150	1	150	1	O.5	11/21/25: added per email instruction
8.10	Future Victim Assistance Paralegal	64	1	64	1	O.6	
8.11	Attorney	120	0	0	0	O.6	
8.12	Future Attorney Office	120	6	720	6	O.6	11/21/25: 2 per court, includes 2 for future CCL
8.13	Future CPS/JP Attorney	120	2	240	2	O.6	Adjacent to the Family Court
8.14	Senior Paralegal WS	96	1	96	1	WS.1	6/24/25: added to align with current staffing
8.15	Future Senior Paralegal WS	96	0	0	0	WS.1	
8.16	Future Paralegal WS	64	4	256	4	WS.2	12/1/25: 5 total including senior paralegal (remain as CoO) 11/21/25: email instruction requested 4 total paralegals - 1 is current senior paralegal above (8.14)
8.17	Future CPS Paralegals	64	2	128	2	WS.2	Adjacent to the Family Court
8.18	Admin Assistant	64	1	64	1	WS.2	
8.19	Receptionist	64	1	64	1	WS.2	
	SUPPORT SPACE						
8.20	Conference Room	150	0	0			12/1/25: removed, agreed to use front conference room or meet outside courthouse 6/24/25: added discreet location and entry
8.21	Storage Room	100	1	100			
8.22	Work/Copy/Supply Room	100	1	100			
8.23	File Alcove	0	0	0			6/24/25: deleted for paperless building
8.24	Coffee Galley	40	2	80			
	Total Net Square Feet (NSF)			***3,047***			
	X dept. grossing factor			*1.40*			
	Total Departmental Gross Square Feet (DGSF)			***4,266***			

Total Departmental Net Square Feet (NSF)	**3,047**	**22**
Total Departmental Gross Square Feet (DGSF)	**4,266**	

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9.0 Justice of the Peace

Space #	Space Name	Unit NSF	# of Units	NSF	Staff	Space Std	Comments
	Validated Program						
	COURTROOM						
9.01	Courtroom Waiting	200	1	200			8/13/25: rightsized to align with other courts
9.02	Attorney/Client/Witness Room	150	2	300			6/24/25: reduced to align with other courts 4 people; off of courtroom vestibule
9.03	Soundlock Vestibule	80	1	80			6/24/25: reduced to align with other courts sound lock, double door entrance
9.04	Court Staff Vestibule	0	0	0			staff access courtroom via restricted circulation
9.05	Courtroom	2,460	1	2,460			50-70 spectators, 6-person jury box, A/V equip.
9.06	A/V Closet	40	1	40			
9.07	Courtroom Storage	80	1	80			
9.08	Courtroom Evidence Storage	60	1	60			
	Sub-total (NSF)			***3,220***			
	X dept. grossing factor			*1.25*			
	Sub-total (DGSF)			***4,025***			
	x Number of Courtrooms			***1***			6/24/25: only 1 full-sized courtroom needed
	TOTAL DGSF			***4,025***			
	HEARING ROOMS						
9.09	Courtroom Waiting	200	1	200			8/13/25: hearing rooms share waiting space; reduced to align with smaller hearing room capacity
9.10	Attorney/Client/Witness Room	150	2	300			6/24/25: reduced to align with other courtrooms 4 people; off of courtroom vestibule
9.11	Soundlock Vestibule	80	1	80			6/24/25: reduced to align with other courts sound lock, double door entrance
9.12	Court Staff Vestibule	0	0	0			staff access courtroom via restricted circulation
9.13	Courtroom	2,460	0	0			50-70 spectators, 6-person jury box, A/V equip.
9.14	Hearing Room	2,040	1	2,040			6/24/25: 25-35 spectators, no jury box
9.15	A/V Closet	40	1	40			
9.16	Courtroom Storage	80	0.5	40			6/24/25: share btwn hearing rooms
9.17	Courtroom Evidence Storage	60	0.5	30			6/24/25: share btwn hearing rooms
	Sub-total (NSF)			***2,730***			
	X dept. grossing factor			*1.25*			
	Sub-total (DGSF)			***3,413***			
	x Number of Hearing Rooms			***2***			6/24/25: 2 smaller hearing rooms in place of full courtrooms
	TOTAL DGSF			***6,825***			
	JURY DELIBERATION						
9.18	Soundlock Vestibule	80	1	80			vestibule between the jury deliberation room and restricted circulation
9.19	Bailiff	40	1	40			desk for bailiff in the soundlock vestibule
9.20	Jury Deliberation Room	225	1	225			7/25/25: rightsized accom. 6 jurors plus 2 alternates; table, chairs, coat closet
9.21	Coffee Galley	40	1	40			in or adjacent to suite; include counter/sink, small refrigerator
9.22	Jury Restroom - ADA	75	2	150			
	Sub-total (NSF)			***535***			
	X dept. grossing factor			*1.25*			
	Sub-total (DGSF)			***669***			
	x Number of Jury Rooms			***1***			6/24/25: reduced to align with only one courtroom

Space #	Space Name	Unit NSF	# of Units	NSF	Staff	Space Std	Comments
	Validated Program						
	SUPPORT SPACE						
9.40	Storage Room	100	1	100			
9.41	Work / Copy / Supply Area	100	1	100			
9.42	Evidence Storage Room	0	0	0			6/24/25: programmed with courtroom
9.43	File Storage	0	0	0			6/24/25: deleted for paperless building
9.44	Conference Room	150	0.25	38			10/16/25: per county decision to separate JPs from clerks, add a shared conference room dedicated to JP chamber suite 6/24/25: deleted because staff can use interview rooms adjacent to waiting area
9.45	Coffee Galley	40	1	40			10/16/25: reduce to 1 small to only serve chambers and court staff, clerks have separate galleys 7/23/25: align SF with other departments and split into 2 for large office suite
	Sub-total (NSF)			***278***			
	X dept. grossing factor			*1.35*			
	Sub-total (DGSF)			***375***			
	x Number of Chambers			***4***			
	TOTAL DGSF			***1,499***			
	Total Courtset (NSF)			***13,855***			
	X dept. grossing factor			*1.29*			
	Total Courtset (DGSF)			***17,882***			

Total Departmental Net Square Feet (NSF)	**13,855**	**12**	
Total Departmental Gross Square Feet (DGSF)	**17,882**		

10.0 Justice of the Peace Clerk

Space #	Space Name	Unit NSF	# of Units	NSF	Staff	Space Std	Comments
	Validated Program						
	PUBLIC SERVICE AREA						
10.01	Reception/Waiting Area	10	15	150			seated waiting for 15 people
10.02	Children's Waiting Area	100	1	100			
10.03	Public Access Kiosks	25	2	50			
10.04	Cashier Window | Public	36	4	144			
10.05	Conference/Interview Room	120	2	240			accessed from public and staff side separately
	DEPARTMENT PERSONNEL SPACE						
10.06	Chief Clerk	150	1	150	1	O.5	8/11/25: added
10.07	Assistant Chief Clerk	120	1	120	1	O.6	8/11/25: added
10.08	Court Administrator - Youth	120	1	120	1	O.6	
10.09	Future Youth Diversion Officer	120	1	120	1	O.6	
10.10	Senior Deputy Clerk WS	96	5	480	5	WS.1	1 seated at public window
10.11	Deputy Clerk WS	64	2	128	2	WS.2	both seated at public window
10.12	Future Deputy Clerk WS	64	1	64	1	WS.2	seated at public window
	SUPPORT SPACE						
10.13	Storage Room	100	1	100			
10.14	Work / Copy / Supply Area	100	1	100			
10.15	Cashier Alcove	80	1	80			
10.16	Copy Alcove	20	1	20			7/23/25: added, located near clerk windows
10.17	Evidence Storage Room	0	0	0			6/24/25: programmed with courtroom
10.18	File Storage	0	0	0			6/24/25: deleted for paperless building
10.19	Conference Room	0	0	0			6/24/25: deleted because staff can use interview rooms adjacent to waiting area
10.20	Coffee Galley	40	2	80			7/23/25: align SF with other departments and split into 2 for large office suite
	Total Net Square Feet			***2,246***			
	X dept. grossing factor			*1.40*			
	Total Departmental Gross Square Feet			***3,144***			
	Total Departmental Net Square Feet (NSF)			**2,246**		**12**	
	Total Departmental Gross Square Feet (DGSF)			**3,144**			

11.0 Grand Jury/IV-D & CPS/Guardianship

Space #	Space Name	Unit NSF	# of Units	NSF	Staff	Space Std	Comments
	Validated Program						
	GRAND JURY/IV-D						
11.01	Reception/Waiting Area	10	20	200			10/9/25: increased to 200 SF to align with other courtrooms and accommodate both grand jury and IV-D
11.02	Check-in Kiosks	25	2	50			
11.03	Reception Desk/Grand Jury Check-in Desk	48	1	48		WS.3	
11.04	Witness Waiting/Negotiation Rooms	120	3	360			10/9/25: increased to 3 rooms for both grand jury and IV-D Grand Jury Witness Waiting; private 4-person meeting room
11.05	IV-D Reception/Waiting Area	10	0	0			10/9/25: combined waiting areas
11.06	Soundlock Vestibule	80	1	80			soundlock vestibule between the restricted staff hallway/hearing room and grand jury reception/hearing room
11.07	Grand Jury Room / IV-D Hearing	1,200	1	1,200			
11.08	Storage Closet	50	1	50			
11.09	Grand Jury Restroom	75	2	150			locate off Soundlock Vestibule that leads to Restricted Circulation
11.10	Coffee Galley	40	1	40			locate off Soundlock Vestibule that leads to Restricted Circulation
11.11	Soundlock Vestibule	80	1	80			7/22/25: added for soundlock btwn waiting area and hearing room
	Sub-total (NSF)			***2,258***			
	X dept. grossing factor			*1.25*			
	Sub-total (DGSF)			***2,823***			
	CPS/GUARDIANSHIP						
11.12	Reception/Waiting Area	200	1	200			
11.13	Child Waiting Alcove	80	1	80			
11.14	Attorney/Client/Witness Room	150	2	300			7/22/25: increased to align with other courts 4 people; off of Hearing room vestibule sound lock, double door entrance
11.15	Soundlock Vestibule	80	1	80			
11.16	Hearing Room	1,540	1	1,540			32 spectators, A/V equip. under bench; ADA access ramp; bailiff desk
11.17	A/V Closet	40	1	40			
11.18	Courtroom Storage	80	1	80			
11.19	Courtroom Evidence Storage	60	1	60			
	Sub-total (NSF)			***2,380***			
	X dept. grossing factor			*1.25*			
	Sub-total (DGSF)			***2,975***			
	x Number of Courtrooms			***1***			6/26/25: reduced, only 1 needed
	TOTAL DGSF			***2,975***			
	Total Net Square Feet (NSF)			***4,638***			
	X dept. grossing factor			*1.25*			
	Total Departmental Gross Square Feet (DGSF)			***5,798***			
	Total Departmental Net Square Feet (NSF)			**4,638**		**0**	
	Total Departmental Gross Square Feet (DGSF)			**5,798**			

12.0 Sheriff/Secure Holding

Space #	Space Name	Validated Program: Unit NSF	# of Units	NSF	Staff	Space Std	Comments
	VEHICLE SALLYPORT						
12.01	Vehicle Sallyport	1,800	1	1,800			accommodate 1 bus or 2 vans, plus 1-2 cars
12.02	Decontamination / Eye-washing Station	10	0	0			7/24/25: moved to main corridor
12.03	Gun Locker	25	1	25			how much firearm storage is needed?
12.04	Secure Entry Vestibule	100	1	100			
12.05	In-Custody Staging Area	150	1	150			
12.06	Restraint Storage	30	1	30			
	Sub-total (NSF)			***2,105***			
	X dept. grossing factor			*1.20*			
	Sub-total (DGSF)			***2,526***			
	CENTRAL CONTROL						
12.07	Secure Vestibule	60	1	60			
12.08	Control Room	400	1	400	2		include space for body cam docking station and OC storage
12.09	Security Electronics Room	150	1	150			
12.10	Control Room Restroom	75	1	75			
12.11	Coffee Galley	40	1	40			6/24/25: added
12.12	Emergency Equipment Room	60	0	0			7/24/25: removed what type of storage? Radios, body cams, tactical gear, OC
	Sub-total (NSF)			***725***			
	X dept. grossing factor			*1.25*			
	Sub-total (DGSF)			***906***			
	CENTRAL HOLDING AREA						
12.13	MEN | Group Holding	150	2	300			6 people per
12.14	MEN | Single Holding	80	2	160			1 person per
12.15	SWING | Group Holding	150	2	300			6 people per
12.16	SWING | Single Holding	80	2	160			1 person per
12.17	WOMEN | Group Holding	150	2	300			6 people per
12.18	WOMEN | Single Holding	80	2	160			1 person per
12.19	JUVENILE | Group Holding	150	0	0			
12.20	JUVENILE | Single Holding	80	0	0			7/24/25: eliminated, juveniles will bypass central holding and go straight to waiting room at courtroom
12.21	Janitor Closet	80	1	80			sized to hold cart and supplies for the cleaning of the holding area, mop sink
12.22	Decontamination / Eye-washing Station	10	1	10			7/24/25: added per user request
12.23	Non-Contact Visit Booth	50	4	200			6/24/25: added per user request; space for attorney and detainee with pass-through
12.24	Secure Vestibule	80	1	80			7/24/25: access btwn public corridor and secure perimeter (access for attorneys and arrests made in the courthouse)
	Sub-total (NSF)			***1,750***			
	X dept. grossing factor			*1.65*			
	Sub-total (DGSF)			***2,888***			

Space #	Space Name	Validated Program: Unit NSF	# of Units	NSF	Staff	Space Std	Comments
	STAFF SUPPORT SPACE						
12.25	Workroom	150	1	150			7/24/25: close to secure vestibule connecting public corridor for booking purposes two workstations for writing reports
12.26	Clothing Storage	100	1	100			
12.27	Breakroom/In-Custody Lunch Prep	150	1	150			7/24/25: include half or 1/3 size staff lockers
12.28	Restroom	75	2	150			
	Sub-total (NSF)			***550***			
	X dept. grossing factor			*1.35*			
	Sub-total (DGSF)			***743***			
	Total Net Square Feet (NSF)			***5,130***			
	X dept. grossing factor			*1.38*			
	Total Departmental Gross Square Feet (DGSF)			***7,062***			
	Total Departmental Net Square Feet (NSF)			**5,130**	**2**		
	Total Departmental Gross Square Feet (DGSF)			**7,062**			

13.0 Jury Assembly

Space #	Space Name	Unit NSF	# of Units	NSF	Staff	Space Std	Comments
	Validated Program						
	JURY ASSEMBLY						
13.01	Jury Check-in Lobby	10	12	120			
13.02	Jury Check-in Kiosks	25	2	50			2 kiosks
13.03	Jury Clerk Service Counter	40	2	80			Combined with Jury Clerk Workstation and Copy Area
13.04	Jury Clerk Workstations	64	2	128		WS.2	Combined with Jury Clerk Service County and Copy Area
13.05	Jury Clerk Copy Area	80	1	80			Combined with Jury Clerk Workstation and Service Counter
13.06	Orientation, Assembly and Waiting Area	15	160	2,400			7/23/25: sized for 160 based on direction that 2 groups are called, each 120-160 people; discussed option for accommodating 300 people at once for a single jury call = 4500 SF mix of assembly, lounge, and counter seating, includes judge's bench
13.07	Coffee Galley	100	1	100			
13.08	Jury Vending	15	4	60			
13.09	Jury Lockers/Coat Racks	8	25	200			
13.10	Jury Restrooms	240	2	480			
13.11	Mother's Room	80	1	80			
13.12	Storage Closet	100	1	100			
	Total Net Square Feet (NSF)			***3,878***			
	X dept. grossing factor			*1.40*			
	Total Departmental Gross Square Feet (DGSF)			***5,429***			

Total Departmental Net Square Feet (NSF)	**3,878**	**0**
Total Departmental Gross Square Feet (DGSF)	**5,429**	

14.0 Legal Resource Center

Space #	Space Name	Unit NSF	# of Units	NSF	Staff	Space Std	Comments
	Validated Program						near Public Lobby
	LEGAL RESOURCE CENTER | PUBLIC						
14.01	Library Entry/Reception	10	15	150			8/21/25: rightsized for 15 people
14.02	Journals / Compact Shelving System Area	50	1	50			7/23/25: almost everything can be stored offsite, this only needs to accommodate 1 wall of books
14.03	Work Tables	120	4	480			
14.04	Public Terminals	18	6	108			7/23/25: request to accommodate 6 current and room for 6 in future
14.05	Future Public Terminals	18	6	108			7/23/25: request to accommodate 6 current and room for 6 in future
14.06	Reading / Meeting Room	120	2	240			
	LEGAL RESOURCE CENTER | STAFF						
14.07	Librarian/Administrator	96	1	96	1	WS.1	6/24/25: increased per title alignment
14.08	Future Staff WS (Part Time)	64	1	64	1	WS.2	
	SUPPORT SPACE						
14.09	Copy / Print / Scan Area	150	1	150			
14.10	Storage Room	100	1	100			
14.11	File Storage	0	0	0			7/23/25: deleted for paperless building
14.12	Coffee Galley	40	1	40			
	Total Net Square Feet (NSF)			***1,586***			
	X dept. grossing factor			*1.35*			
	Total Departmental Gross Square Feet (DGSF)			***2,141***			

Total Departmental Net Square Feet (NSF)	**1,586**	**2**
Total Departmental Gross Square Feet (DGSF)	**2,141**	

15.0 Pretrial/Post-Sentence Monitoring

Space #	Space Name	Unit NSF	# of Units	NSF	Staff	Space Std	Comments
	Validated Program						
	PUBLIC SERVICE AREA						
15.01	Reception/Waiting area	10	15	150			7/24/25: rightsized for 15 people
15.02	Public Counter	40	2	80			6/23/25: reduced and replaced with public access kiosks
15.03	Specimen Collection Restroom	0	0	0			6/23/25: deleted, no urinalysis conducted
15.04	Public Access Kiosks	25	2	50			6/23/25: added
	DEPARTMENT PERSONNEL SPACE						
15.05	Captain	180	1	180	1	O.4	
15.06	Future Director	180	1	180	1	O.4	6/23/25: added per user direction, split from captain into two positions
15.07	Administrative Coordinator	120	1	120	1	O.6	pending title alignment
15.08	Pre-Trial/Training Coordinator	64	1	64	1	WS.2	6/23/25: reduced per user direction, WS only needed because position doesn't meet with public
15.09	PSM Officer/Investigator	120	6	720	6	O.6	7/24/25: increased from 5 to align with current staffing; prefer glazing for improved sightlines
15.10	Future Officers/Investigators	120	14	1,680	14	O.6	prefer glazing for improved sightlines
15.11	Monitoring Technician	64	1	64	1	WS.2	
15.12	Training Coordinator	0	0	0	0		6/23/25: deleted bc position is the same person as pretrial office coordinator
15.13	Secretary	64	1	64	1	WS.2	desk located at public counter
15.14	Future Secretary	64	1	64	1	WS.2	6/23/25: added desk located at public counter
15.15	Hoteling Stations	36	2	72			6/23/25: added desk located at public counter
	SUPPORT SPACE						
15.16	Coffee Galley	80	1	80			
15.17	Specimen Testing Area	0	0	0			6/23/25: deleted, no urinalysis conducted
15.18	Interview Rooms	120	3	360			
15.19	Work/Copy/Supply Room	100	1	100			
15.21	File Storage	0	0	0			6/23/25: deleted for paperless building
15.22	Body Cam Charging Alcove	20	1	20			7/24/25: reduced
15.23	Secure Storage Room	80	1	80			6/23/25: added per user direction drug tests and money safe
15.24	Monitoring Equipment Storage	80	1	80			6/23/25: added per user direction for monitoring technician extra GPS and alcohol monitors
15.25	Emergency Equipment Room	100	1	100			6/23/25: added per user direction gun lockers, extra tactical gear, munitions
15.26	Storage Room	100	1	100			9/17/25: previously missing
	Total Net Square Feet (NSF)			***4,408***			
	X dept. grossing factor			*1.40*			
	Total Departmental Gross Square Feet (DGSF)			***6,171***			
	Total Departmental Net Square Feet (NSF)			**4,408**	**27**		
	Total Departmental Gross Square Feet (DGSF)			**6,171**			

16.0 Adult Probation

Space #	Space Name	Unit NSF	# of Units	NSF	Staff	Space Std	Comments
	Validated Program						
	PUBLIC SERVICE AREA						
16.01	Reception/Waiting Area	10	25	250			7/23/25: rightsized seated waiting for 25 visitors
16.02	Public Counter	40	1	40			
16.03	Specimen Collection Restroom	75	1	75			for collecting urine samples from clients; includes freezer, secure storage cabinet and pass-thru window
16.04	Check-in Kiosk	25	4	100			6/24/25: added
	DEPARTMENT PERSONNEL SPACE						
16.05	Director's Office	180	1	180	1	O.4	
16.06	Assistant Director's Office	150	1	150	1	O.5	
16.07	Supervisor Office	150	5	750	5	O.5	felony, misdemeanor, specialized, pre-trial, transfer
16.08	Probation Officer	120	18	2,160	18	O.6	
16.09	Future Probation Officer	120	2	240	2	O.6	7/23/25: reduced per user direction
16.10	Head Bookkeeper	96	1	96	1	WS.1	
16.11	Assistant Bookkeeper	64	1	64	1	WS.2	
16.12	PSI Writer	64	2	128	2	WS.2	
16.13	Receptionist	64	1	64	1	WS.2	desk located at public counter
16.14	Admin Coordinator	120	1	120	1	O.6	7/23/25 pending title alignment
16.15	Future Support Staff	64	1	64	1	WS.2	7/23/25: reduced per user direction desk located at public counter
	SUPPORT SPACE						
16.16	Specimen Testing Area	120	1	120			lab counter included within toilet; drug screen kits
16.17	Interview Room	120	2	240			7/23/25: reduced bc POs have private offices to see clients probationer enters from reception area, probation officer enters from office suite
16.18	Group Intake Room	150	1	150			7/23/25: added sized for 10 people seated in chairs, space for podium
16.19	Radio Charging Alcove	40	0	0			7/23/25: staff don't use radios, not needed
16.20	Work/Copy/Supply Room	100	1	100			
16.21	Cash Room	100	1	100			6/24/25: added located near receptionist counter
16.22	Storage Room	100	1	100			
16.23	Security Electronics Room	120	1	120			7/23/25: added criminal history machine, CCTV infrastructure
16.24	Coffee Galley	40	2	80			7/23/25: split into 2 smaller galleys
16.25	Emergency Equipment Room	100	1	100			7/23/25: added gun lockers, extra tactical gear, munitions
	Total Net Square Feet (NSF)			***5,591***			
	X dept. grossing factor			*1.40*			
	Total Departmental Gross Square Feet (DGSF)			***7,827***			
	Total Departmental Net Square Feet (NSF)			**5,591**	**34**		
	Total Departmental Gross Square Feet (DGSF)			**7,827**			

17.0 County Judge

Validated Program

Space #	Space Name	Unit NSF	# of Units	NSF	Staff	Space Std	Comments
	PUBLIC SERVICE AREA						
17.01	Public Reception/Waiting	10	5	50			7/25/25: rightsized for 5 people
17.02	Public Counter	36	1	36			7/25/25: added, sized for ADA guidelines
	DEPARTMENTAL PERSONNEL SPACE						
17.03	County Judge Office	300	1	300	1	O.1	
17.04	Judge's Restroom	75	1	75			6/26/25: added for equity with other judges
17.05	Public Information Officer	150	1	150	1	O.5	7/25/25: increased SF based on user feedback
17.06	Court Coordinator	150	1	150	1	O.5	6/23/25: increased SF based on user feedback
17.07	Future Secretary	64	1	64	1	WS.2	6/26/25: added desk located at public reception counter
	SUPPORT SPACE						
17.08	Conference Room	40	6	240			seating for 6
17.09	Work/Copy/Supply Room	100	1	100			
17.10	Storage Room	100	1	100			
17.11	File Storage	0	1	0			6/26/25: deleted for paperless building
17.12	Coffee Galley	40	1	40			
	Total Net Square Feet (NSF)			***1,305***			
	X dept. grossing factor			*1.35*			
	Total Departmental Gross Square Feet (DGSF)			***1,762***			

Total Departmental Net Square Feet (NSF)	**1,305**	**4**
Total Departmental Gross Square Feet (DGSF)	**1,762**	

18.0 Information Technology

Validated Program

Space #	Space Name	Unit NSF	# of Units	NSF	Staff	Space Std	Comments
	DEPARTMENT PERSONNEL SPACE						preferred adjacency to loading dock
18.01	IT Director	180	1	180	1	O.4	
18.02	IT Assistant Director	120	1	120	1	O.6	
18.03	Customer Service Supervisor	96	1	96	1	WS.1	
18.04	Infrastructure Support Supervisor	96	1	96	1	WS.1	
18.05	Service Desk Technician	64	3	192	3	WS.2	
18.06	Future Service Desk Technician	64	1	64	1	WS.2	6/25/25: reduced per user feedback
18.07	Contract Specialist	64	1	64	1	WS.2	
18.08	Software Support Analyst	64	1	64	1	WS.2	
18.09	Systems Administrator	64	2	128	2	WS.2	
	SUPPORT SPACE						
18.10	Conference Room	30	0	0			6/25/25: not needed A conference room for 4-8 was requested
18.11	Server Room/MDF	200	1	200			7/31/25: moved back to IT programmed in building support
18.12	Parts Storage	100	1	100			7/24/25: rightsized, minimal needed
18.13	Repair Workbench	50	1	50			7/24/25: rightsized, minimal needed
18.14	Deployment Workbench	25	4	100			
18.15	Pre-Setup Staging	100	1	100			
18.16	Post-Setup Staging	100	1	100			
18.17	Decommissioned Equipment Holding	100	1	100			
18.18	Copy/Work/Supply Room	80	1	80			7/24/25: rightsized, minimal needed
18.19	Storage Room	100	1	100			7/24/25: rightsized, minimal needed
18.20	Coffee Galley	40	1	40			
	Total Net Square Feet (NSF)			***1,974***			
	X dept. grossing factor			*1.40*			
	Total Departmental Gross Square Feet (DGSF)			***2,764***			

Total Departmental Net Square Feet (NSF)	**1,974**	**12**
Total Departmental Gross Square Feet (DGSF)	**2,764**	

19.0 Common Areas

Space #	Space Name	Unit NSF	# of Units	NSF	Staff	Space Std	Comments
	Validated Program						
	PUBLIC AREAS						
19.01	Resource Center / Law Library	0	0	0			programmed in Law Library
19.02	Central Vending Area	200	1	200			3 vending machines, chairs and tables, proximate to jury assembly
19.03	Mother's Room | Public	80	1	80			includes sink, comfortable seat, near vending area
19.04	Vending Alcove	40	4	160			10/17/25: added for each floor, except floor that includes central vending area
	Sub-total (NSF)			***440***			
	X dept. grossing factor			*1.25*			
	Sub-total (DGSF)			***550***			
	PUBLIC BUILDING SUPPORT						
19.05	Public Restroom | Men	300	1	300			11/21/25: updated for 5-story building sized for 4 fixtures; Number of fixtures to be confirmed based on code/occupancy on the floor.
19.06	Public Restroom | Women	300	1	300			11/21/25: updated for 5-story building sized for 4 fixtures; Number of fixtures to be confirmed based on code/occupancy on the floor.
19.07	Public Restroom | Family/Assisted	75	1	75			11/21/25: updated for 5-story building assumes one per floor
	Sub-total (NSF)			***675***			
	X dept. grossing factor			*1.20*			
	Sub-total (DGSF)			***810***			
	x Number of Floors			***5***			11/21/25: updated for 5-story building
	TOTAL DGSF			***4,050***			
	STAFF MOVEMENT						
19.09	Staff Entry Lobby	0	0	0			consolidated with public lobby with dedicated screening lane for staff
19.10	Weather Vestibule	80	0	0			programmed with public lobby
19.11	Staff Queuing	150	0	0			
19.12	Bin Storage	25	0	0			
19.13	Screening Equipment	100	0	0			
19.14	Post Screening Area	100	0	0			
19.15	Security Desk	64	0	0			
19.16	Judge Entry Vestibule	80	1	80			from elected officials' secure parking to Restricted Circulation
	Sub-total (NSF)			***80***			
	X dept. grossing factor			*1.10*			
	Sub-total (DGSF)			***88***			

Space #	Space Name	Unit NSF	# of Units	NSF	Staff	Space Std	Comments
	Validated Program						
	STAFF JOINT USE						shared among all departments
19.17	Large Conference / Training Room	540	1	540			accommodates 16 people; combinable w other conference rooms for larger space
19.18	Medium Conference Room	350	1	350			accommodates 14 people; combinable w other conference rooms for larger space
19.19	Small Conference Room	210	1	210			accommodates 10 people; combinable w other conference rooms for larger space
19.20	Conference Room Storage	100	1	100			
19.21	Breakroom	400	1	400			accommodate 20-30 people, kitchenette; assumption: 20 sf./person, 80 sf. kitchenette, circulation.
19.22	Break Room Storage	50	1	50			adjacent to break room
19.23	Wellness Room	100	1	100			
19.24	Mother's Room | Staff	80	1	80			includes sink, comfortable seat, small refrigerator
	Sub-total (NSF)			***1,830***			
	X dept. grossing factor			*1.20*			
	Sub-total (DGSF)			***2,196***			
	STAFF BUILDING SUPPORT						
19.25	Staff Restroom | Men	250	1	250			11/21/25: updated for 5-story building staff restrooms consolidated per floor; off restricted circulation for staff only; 3 fixtures to be confirmed by code with number of staff on the floor.
19.26	Staff Restroom | Women	250	1	250			11/21/25: updated for 5-story building staff restrooms consolidated per floors; off restricted circulation for staff only; 3 fixtures to be confirmed by code with number of staff on the floor
19.27	Staff Restroom | Family/Assisted	75	1	75			11/21/25: updated for 5-story building
	Sub-total (NSF)			***575***			
	X dept. grossing factor			*1.15*			
	Sub-total (DGSF)			***661***			
	x Number of Floors			***5***			11/21/25: updated for 5-story building
	TOTAL DGSF			***3,306***			
	Total Net Square Feet (NSF)			***8,600***			
	X dept. grossing factor			*1.18*			
	Total Departmental Gross Square Feet (DGSF)			***10,190***			
	Total Departmental Net Square Feet (NSF)			**8,600**			
	Total Departmental Gross Square Feet (DGSF)			**10,190**			

20.0 Building Support

Space #	Space Name	Validated Program: Unit NSF	# of Units	NSF	Staff	Space Std	Comments
	LOADING DOCK						
20.01	Loading Dock	300	1	300			two exterior bays. requires CCTV inside and outside the receiving dock
20.02	Staging/Unloading Area	150	1	150			
20.03	Trash Compactor/Dumpster	200	1	200			assumes a 30 yd compactor
20.04	Recycling Room	100	1	100			
20.05	Large Package Scanner	100	1	100			located in staging area
20.06	Shredder Bins	100	1	100			secured room
20.07	Building Storage	150	1	150			general on-site building supply
	Sub-total (NSF)			***1,100***			
	X dept. grossing factor			*1.15*			
	Sub-total (DGSF)			***1,265***			
	CENTRAL PLANT						
20.08	Central Plant / Mechanical Equipment Room	6,000	1	6,000			
20.09	Fire Riser Room	180	1	180			9/23/25: added per engineer recommendation
20.10	Cooling Towers	1,656	1	1,656			9/23/25: added per engineer recommendation
20.11	Electrical Service Room	400	1	400			
20.12	Emergency Generator	0	1	0			exterior installation
20.13	Elevator Control Rooms	80	5	400			11/21/25: updated for 5-story building assumes 1 per floor
	Sub-total (NSF)			***8,636***			
	X dept. grossing factor			*1.10*			
	Sub-total (DGSF)			***9,500***			
	INFORMATION TECHNOLOGY						
20.14	MDF | Security Electronics & IT Server Room	200	0	0			7/24/25: moved to IT assumes central IT operation housed elsewhere
20.15	Fiber Demarc Room	60	1	60			Located within Server Room if within 25' of Service Point of Entry
20.16	IT Satellite Workstation	0	1	0			7/24/25: not needed with IT in the building
	Sub-total (NSF)			***60***			

Space #	Space Name	Validated Program: Unit NSF	# of Units	NSF	Staff	Space Std	Comments
	HOUSEKEEPING/BUILDING MAINTENANCE						
20.17	Central Janitorial General Storage	150	1	150			located adjacent to loading dock
20.18	Housekeeping Office	150	1	150	1	WS.2	includes 64 sf workstation, small lockers
20.19	Building & Grounds Storage Room	150	1	150			supplies and equipment; accessible from the exterior
20.20	Maintenance Satellite Office / Workroom	300	1	300	2	WS.2	includes 2 workstations with computers, small parts, general and secure storage, charging stations, a work bench / shop, deep sink and eye wash station
	Sub-total (NSF)			***750***			
	X dept. grossing factor			*1.15*			
	Sub-total (DGSF)			***863***			
	MAIL ROOM						
20.21	Mail Room	350	1	350			should be located near the central receiving or loading dock, near a service or freight elevator; includes sorting counter, cubbies, postage machine
20.22	Package Scanner	0	0	0			included at loading dock staging
	Sub-total (NSF)			***350***			
	X dept. grossing factor			*1.15*			
	Sub-total (DGSF)			***403***			
	BUILDING-WIDE CLOSETS						
20.23	Electrical Distribution Closets	100	2	200			11/21/25: updated for 5-story building assumes 2 per floor, 4 floors
20.24	IDF Closets	120	2	240			11/21/25: updated for 5-story building assumes 2 per floor, 4 floors included w Data Closets, secure cage separation
20.25	Security Distribution Closets	0	2	0			
20.26	Janitor's Closet	80	2	160			11/21/25: updated for 5-story building assumes 2 per floor, 4 floors; Sized to hold cart and supplies for the cleaning of the entire floor, mop sink
20.27	Air Handling Units	400	2	800			9/23/25: added per engineer recommendation, assumes 2 per floor
	Sub-total (NSF)			***1,400***			
	X dept. grossing factor			*1.10*			
	Sub-total (DGSF)			***1,540***			
	x Number of Floors			***5***			8/14/25: updated for 6-story building
	TOTAL DGSF			***7,700***			
	Total Net Square Feet (NSF)			***17,896***			
	X dept. grossing factor			*1.11*			
	Total Departmental Gross Square Feet (DGSF)			***19,796***			

Total Departmental Net Square Feet (NSF)	**17,896**	**3**	
Total Departmental Gross Square Feet (DGSF)	**19,796**		

4 Adjacency Diagrams

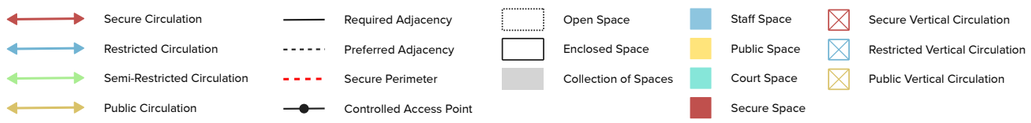
4.0 Introduction

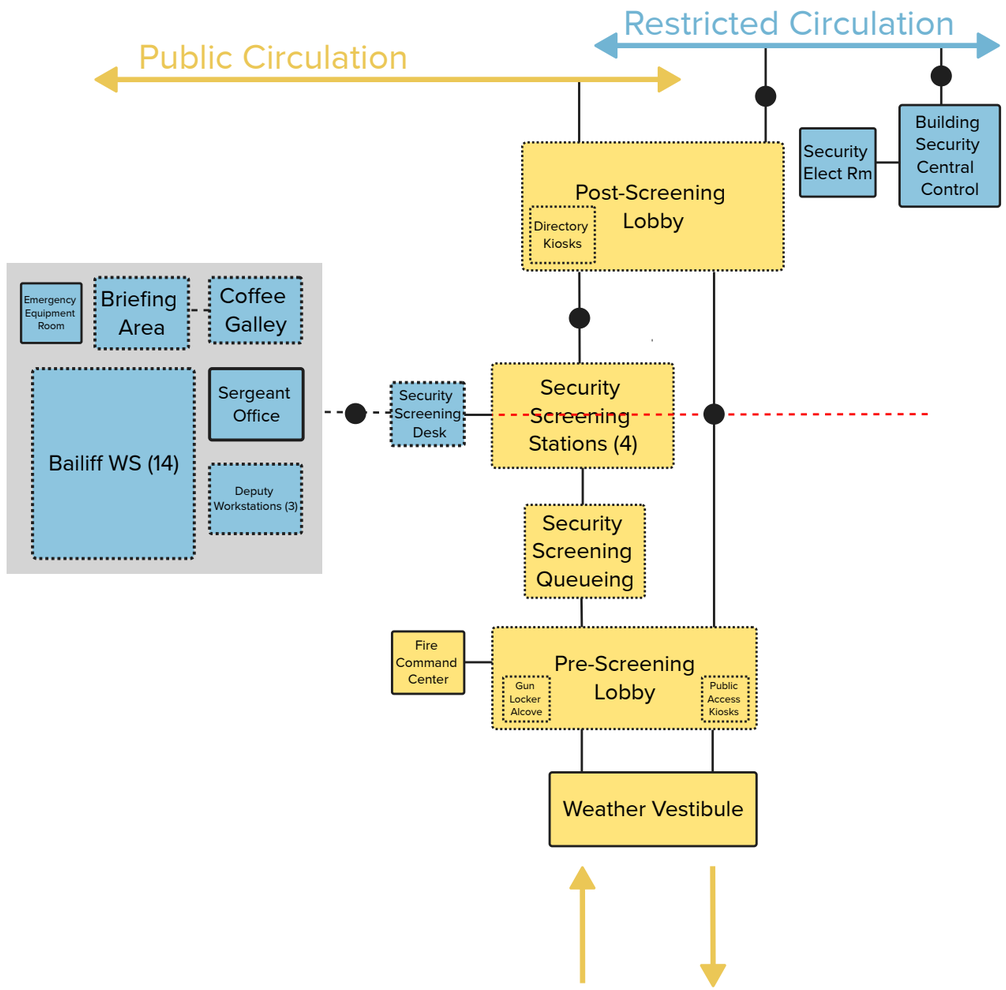
Methodology

The design team developed adjacency diagrams as a tool to visualize how each department functions and how key spaces relate to one another. Using the space program as a foundation, the team identified the rooms and functional areas for each department. Operational workshops with key stakeholders then refined this information by clarifying daily workflows, points of interaction, and required access levels. This approach ensures that each diagram reflects operational reality rather than just programmatic labels.

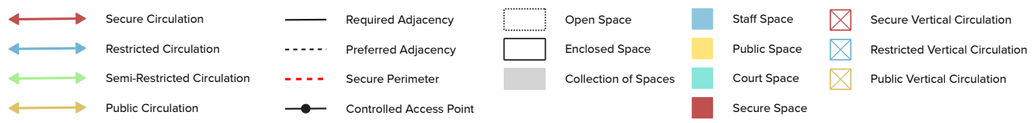
The diagrams included in this chapter are not floor plans and do not represent room sizes or proportional layouts. Instead, they map operational relationships between spaces – showing which areas require close proximity, which benefit from separation, and how public, restricted, and secure zones are organized. By defining these relationships in the project definition phase, the design team's goal is to establish a framework that informs later design decisions and helps shape the building for optimal efficiency, workflow, and circulation.

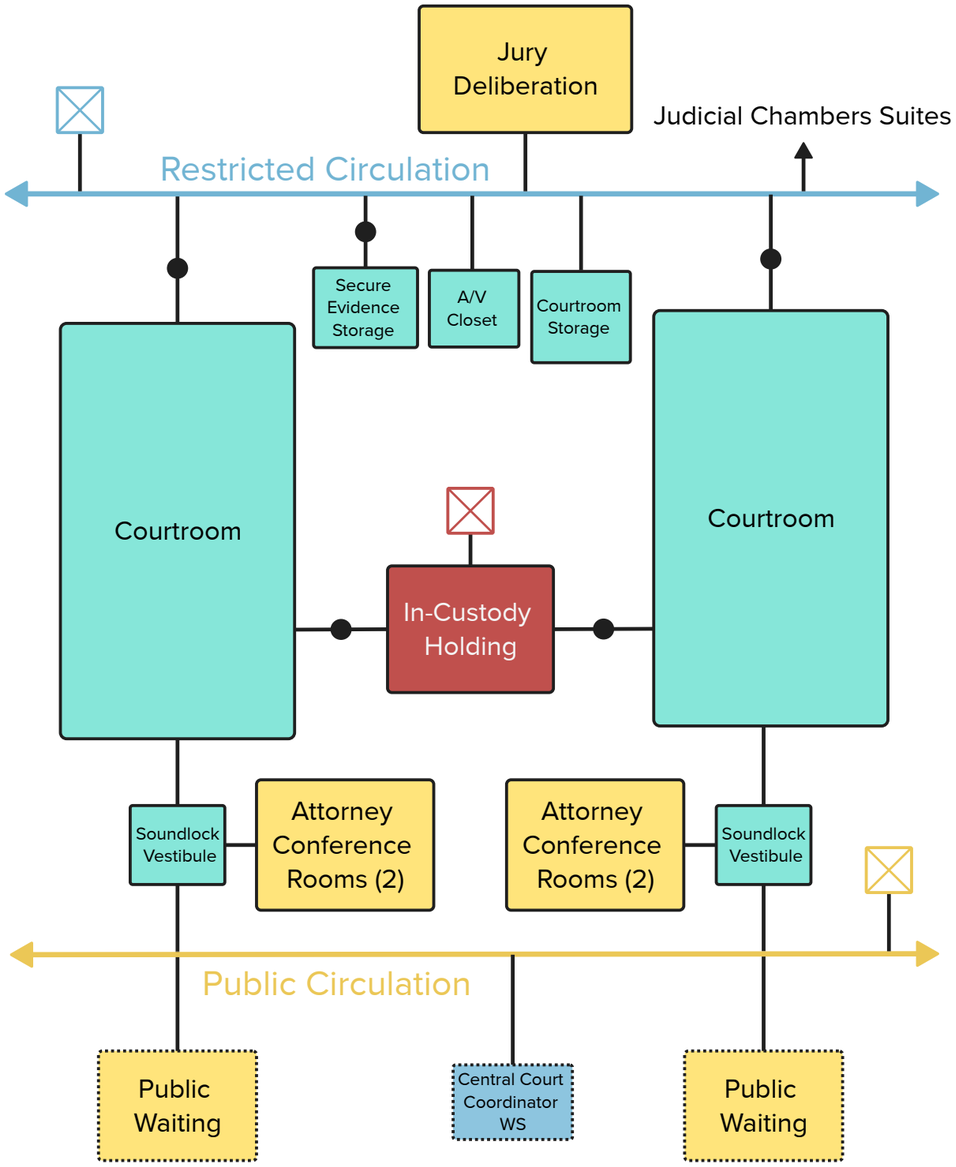
Public Entrance



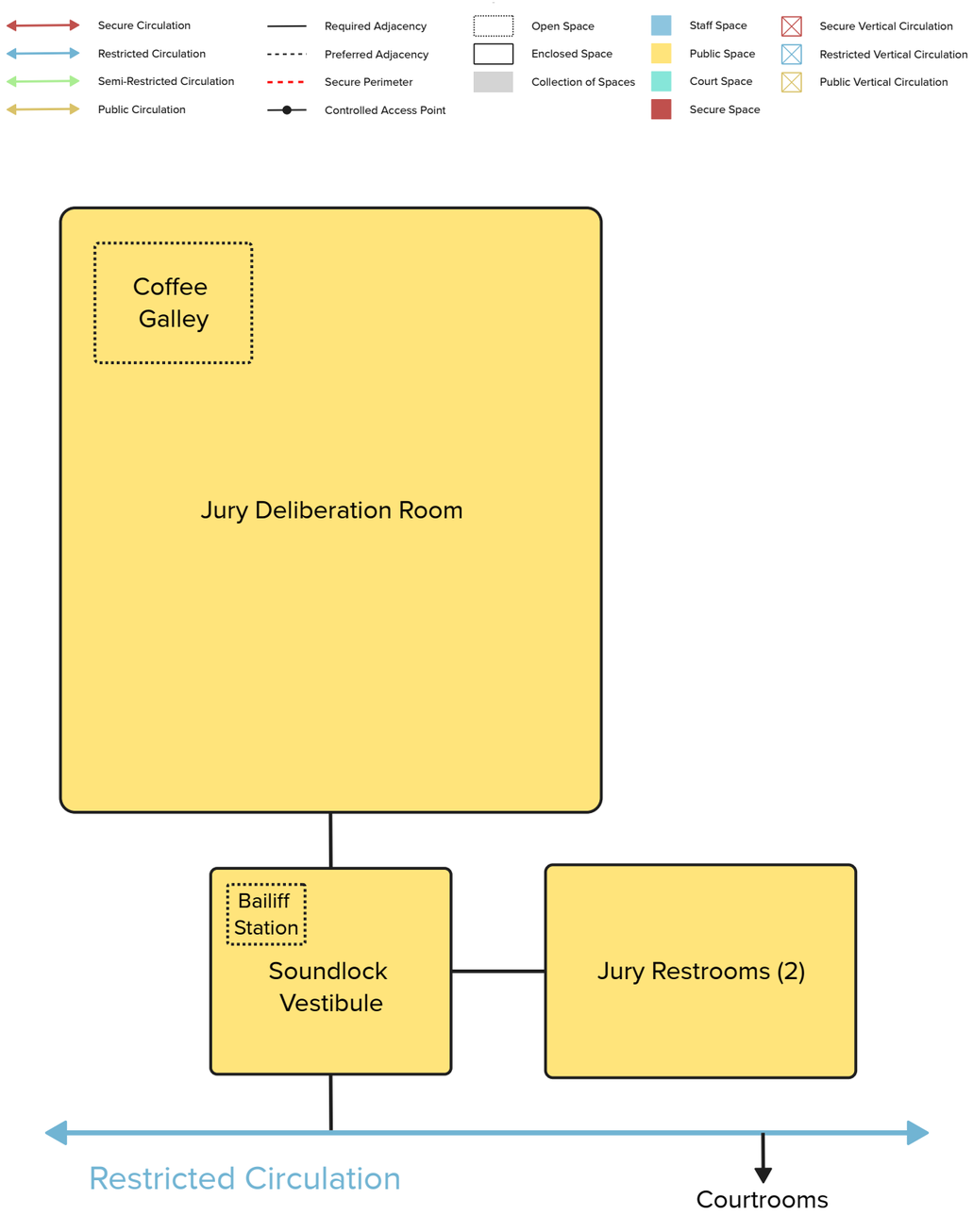


Typical Courtset

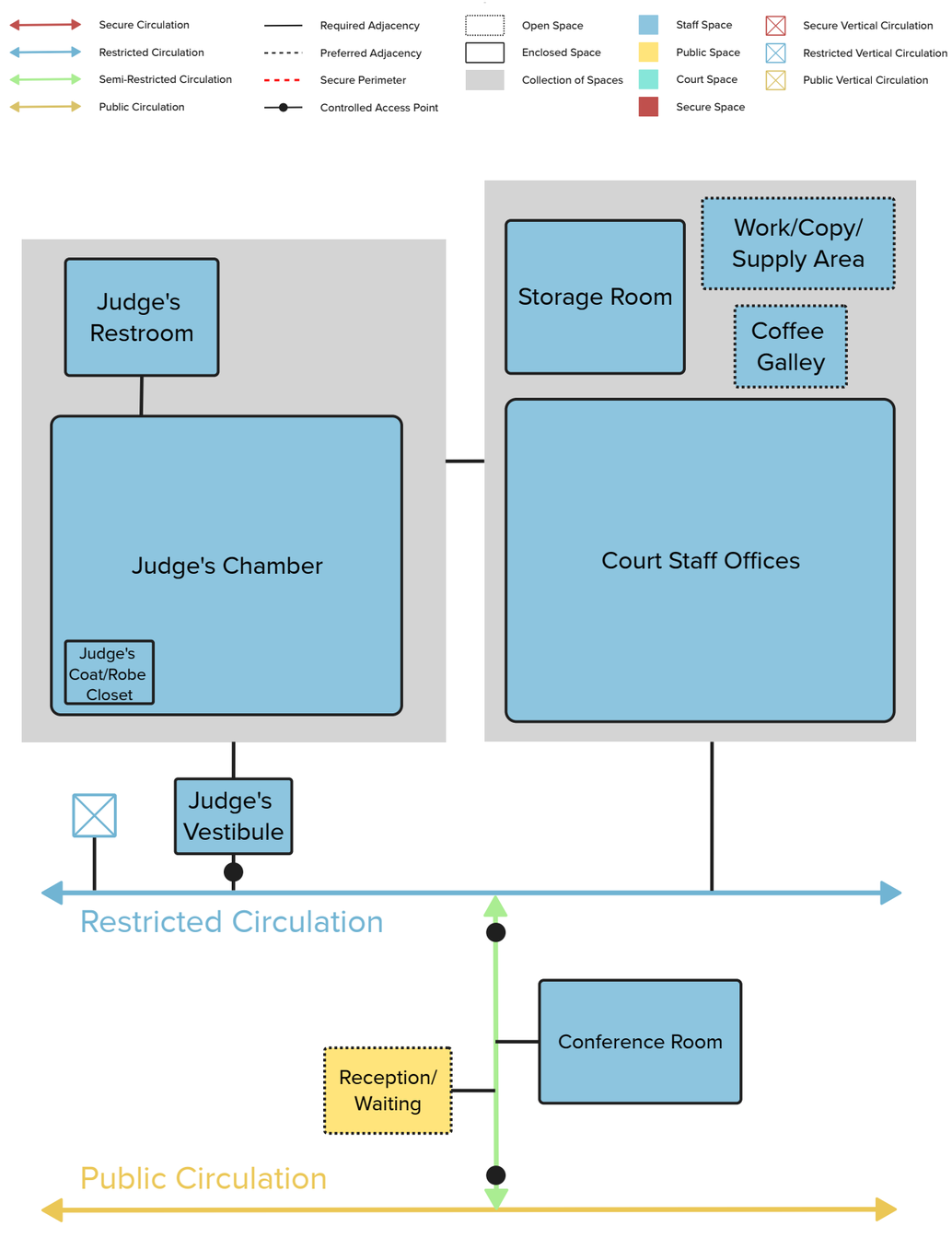




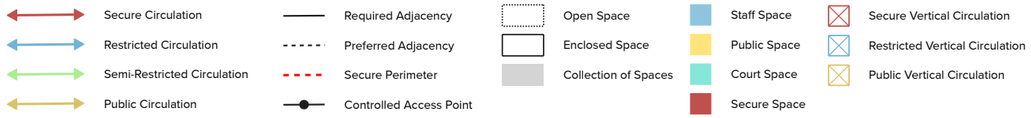
Jury Deliberation

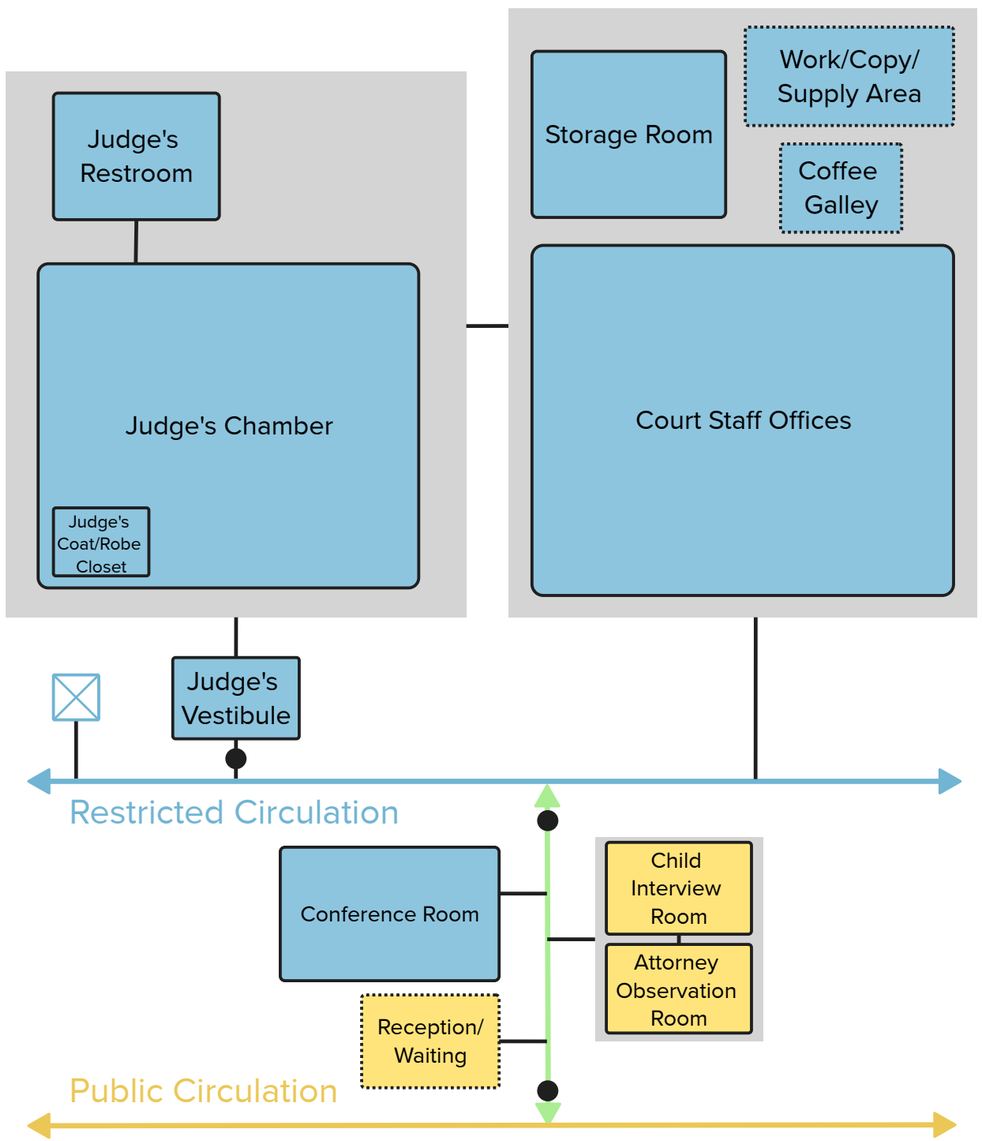


Typical Judicial Chambers

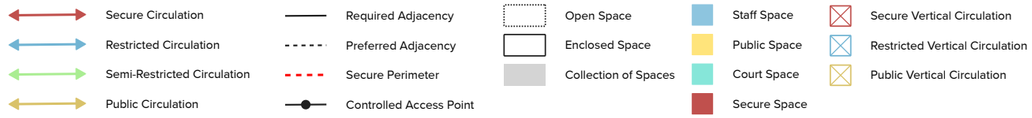


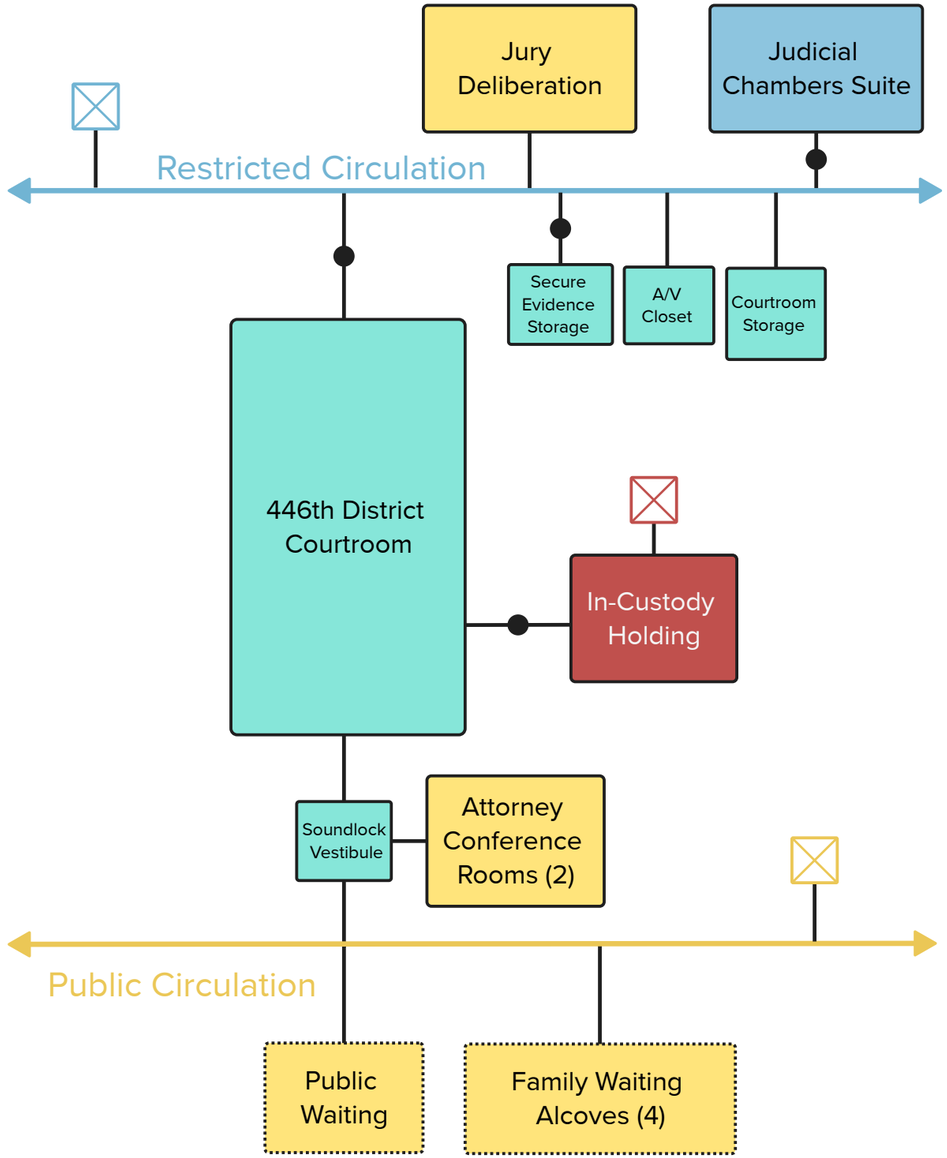
446th District Chambers



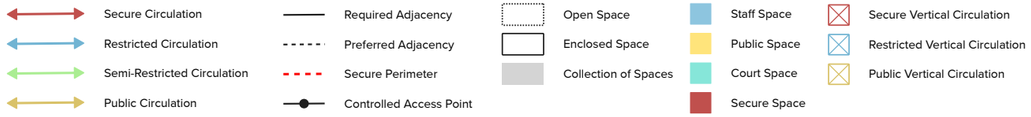


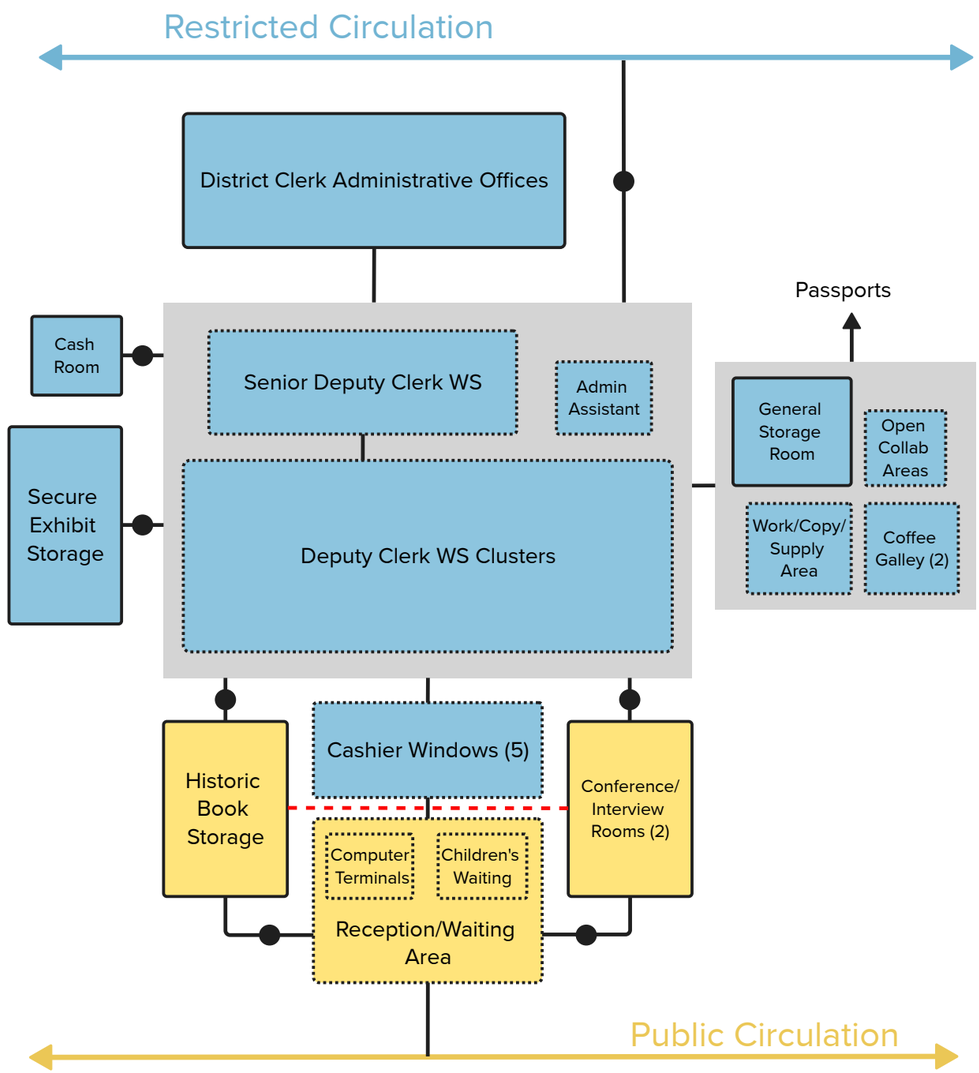
446th District Courtroom



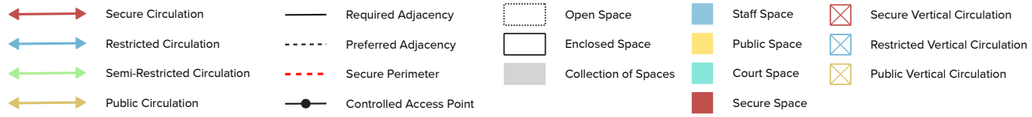


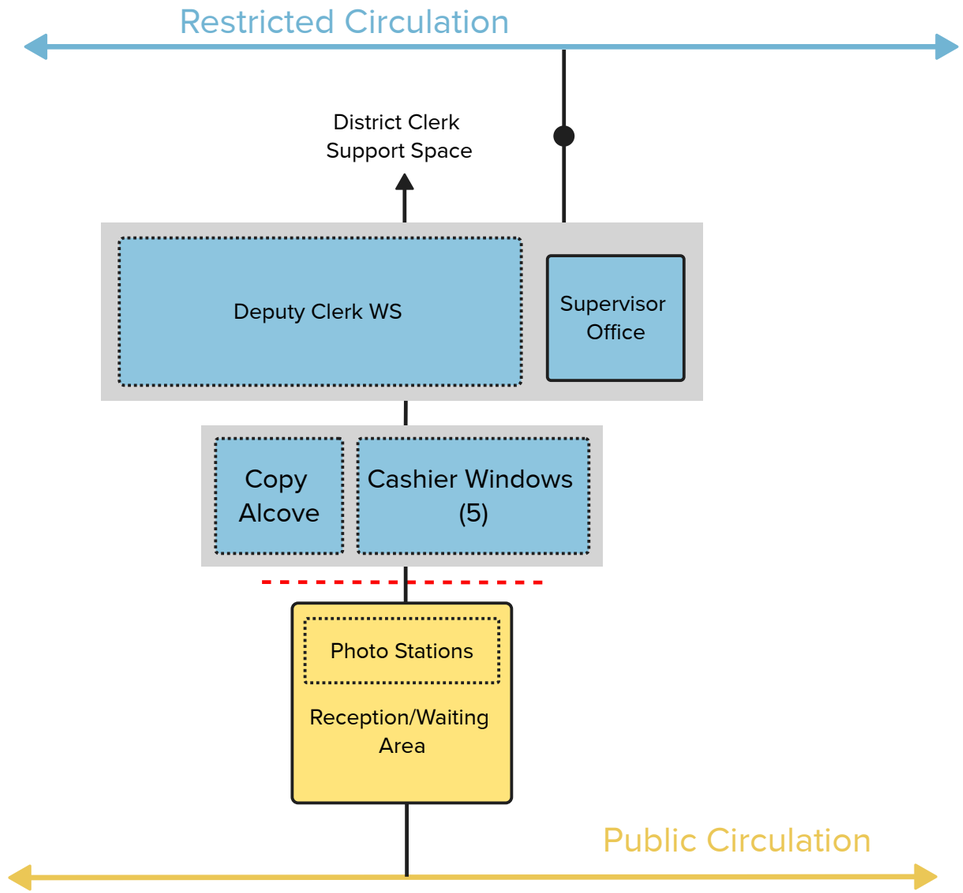
District Clerk





Passports





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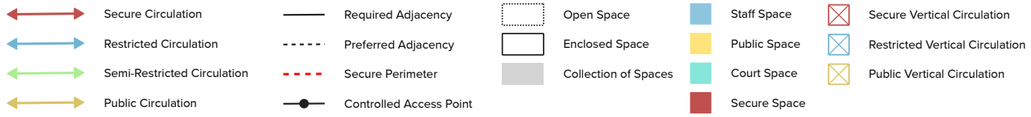

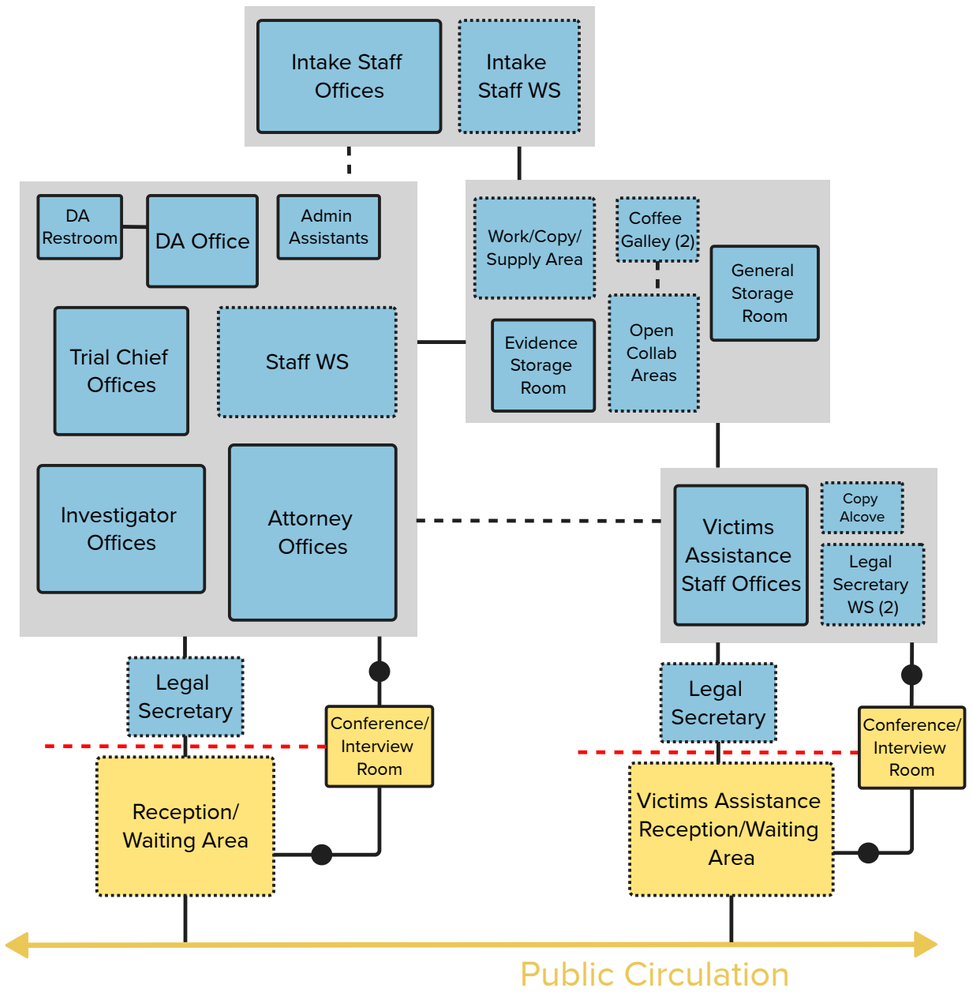

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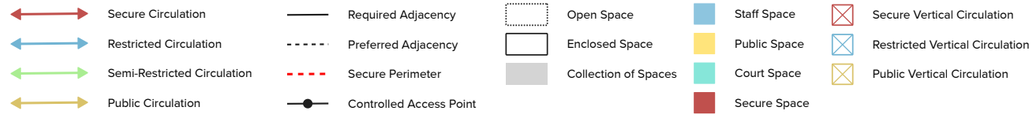
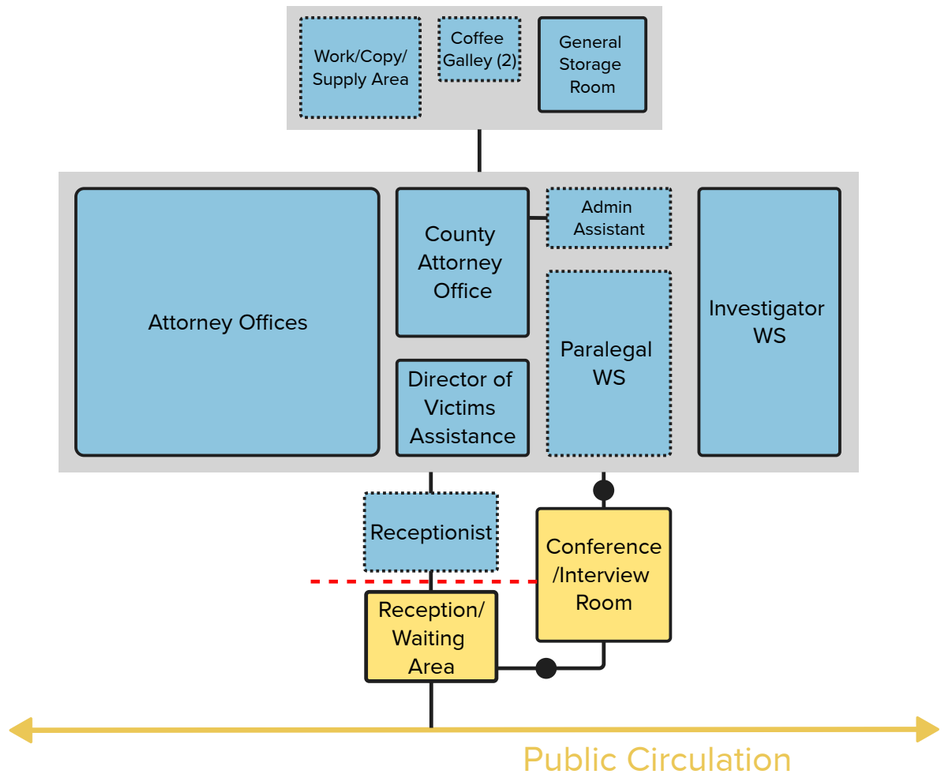
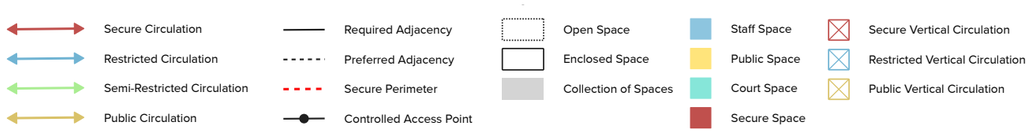
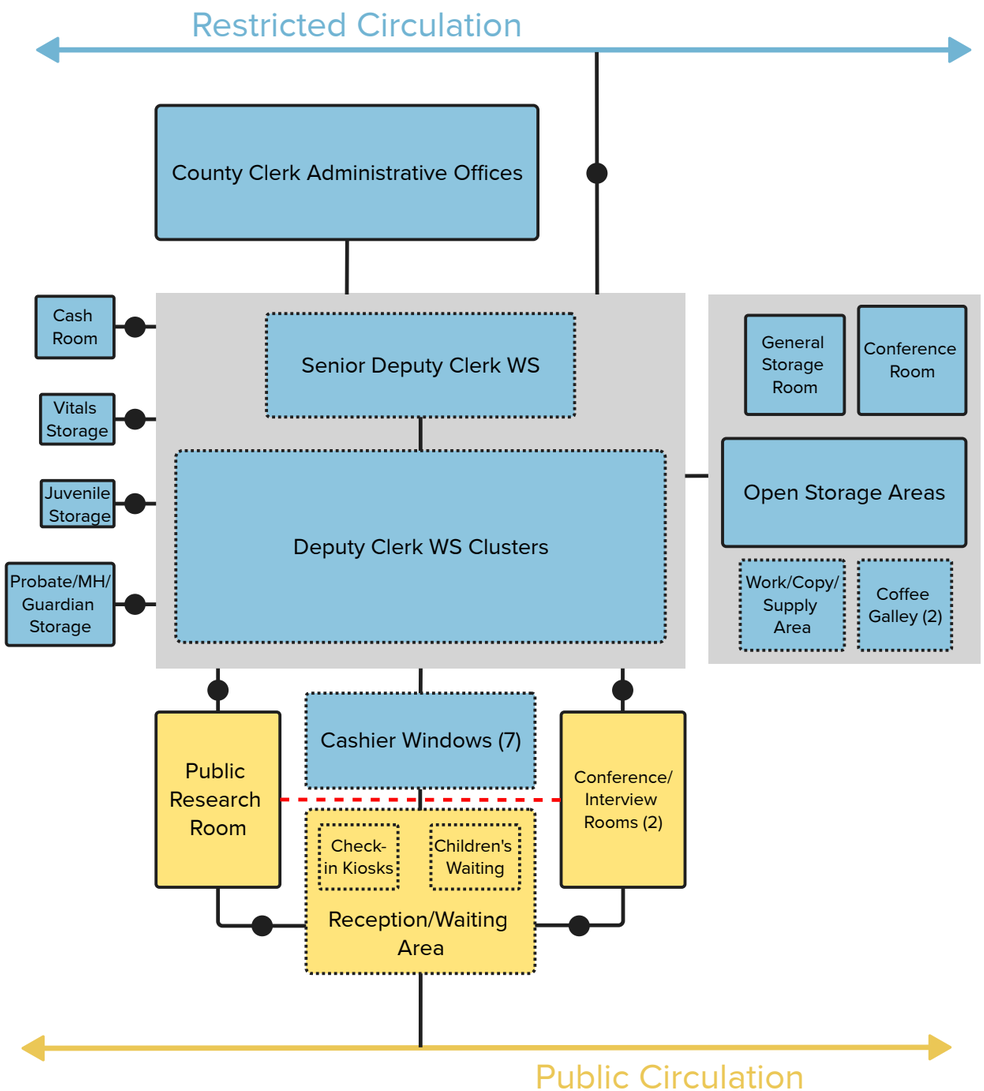


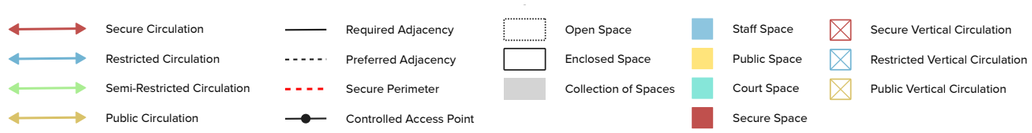


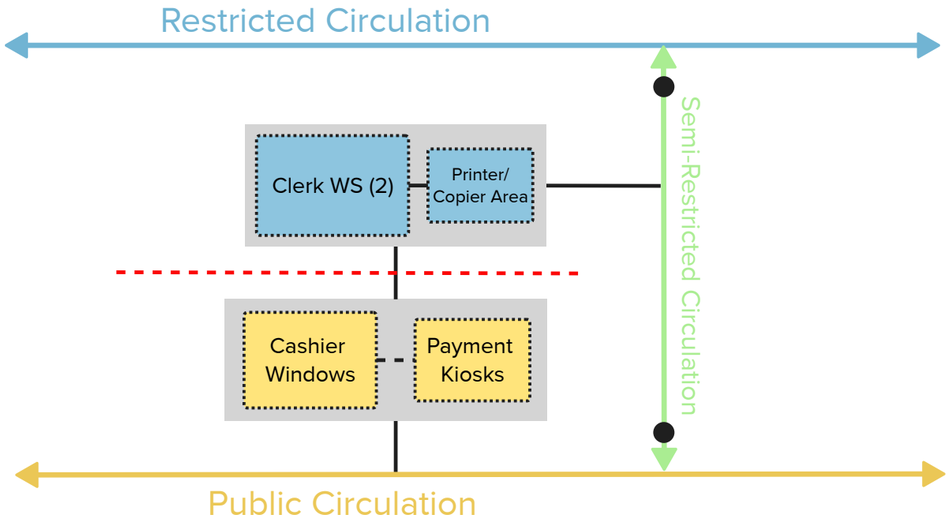
County Clerk



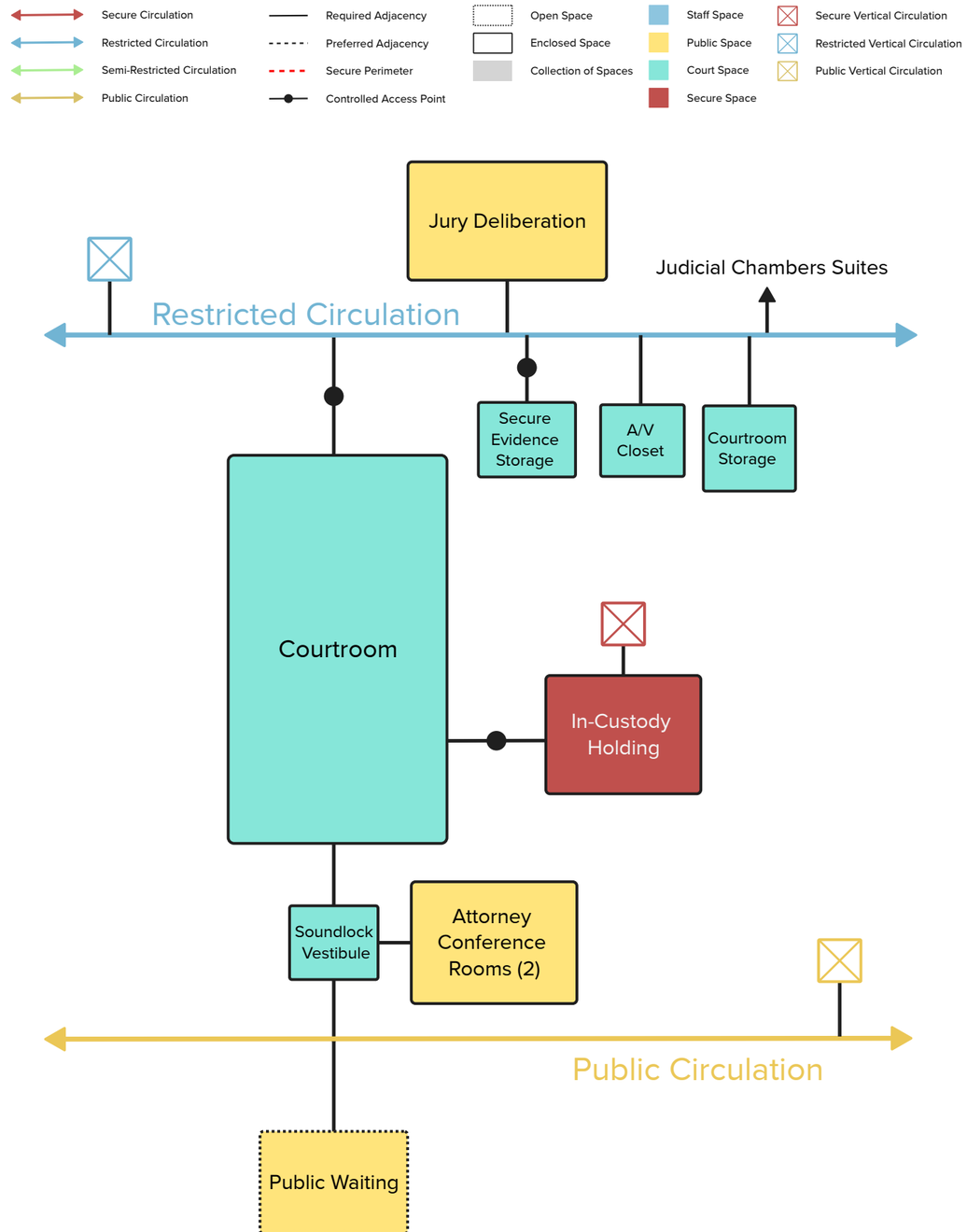


County Clerk Court Windows

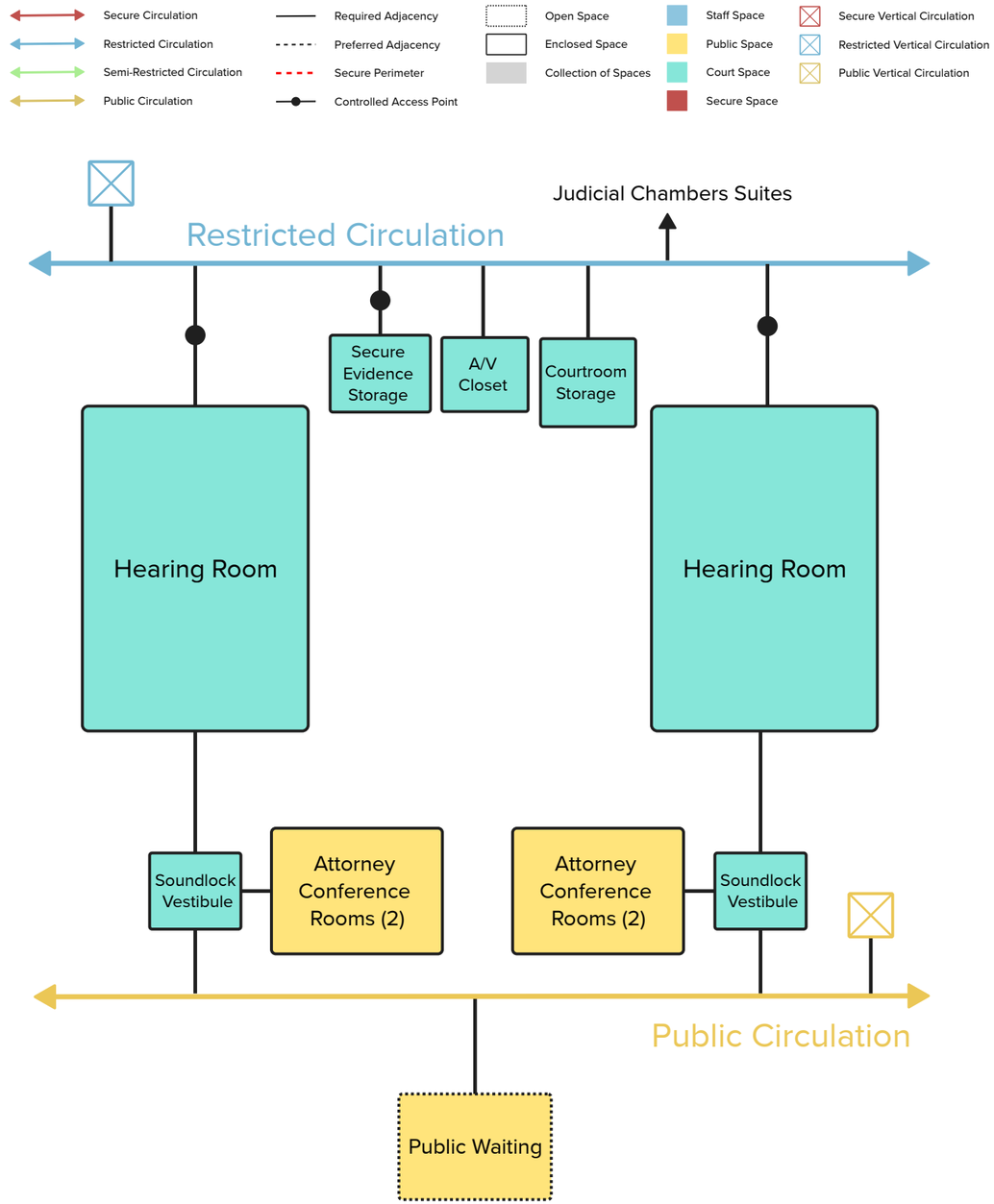




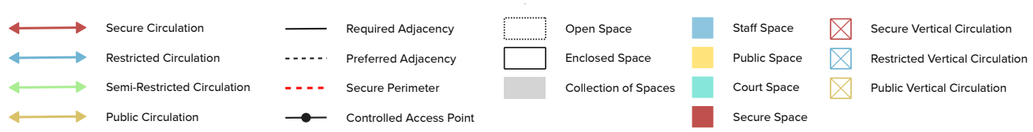
Justice of the Peace Courtroom

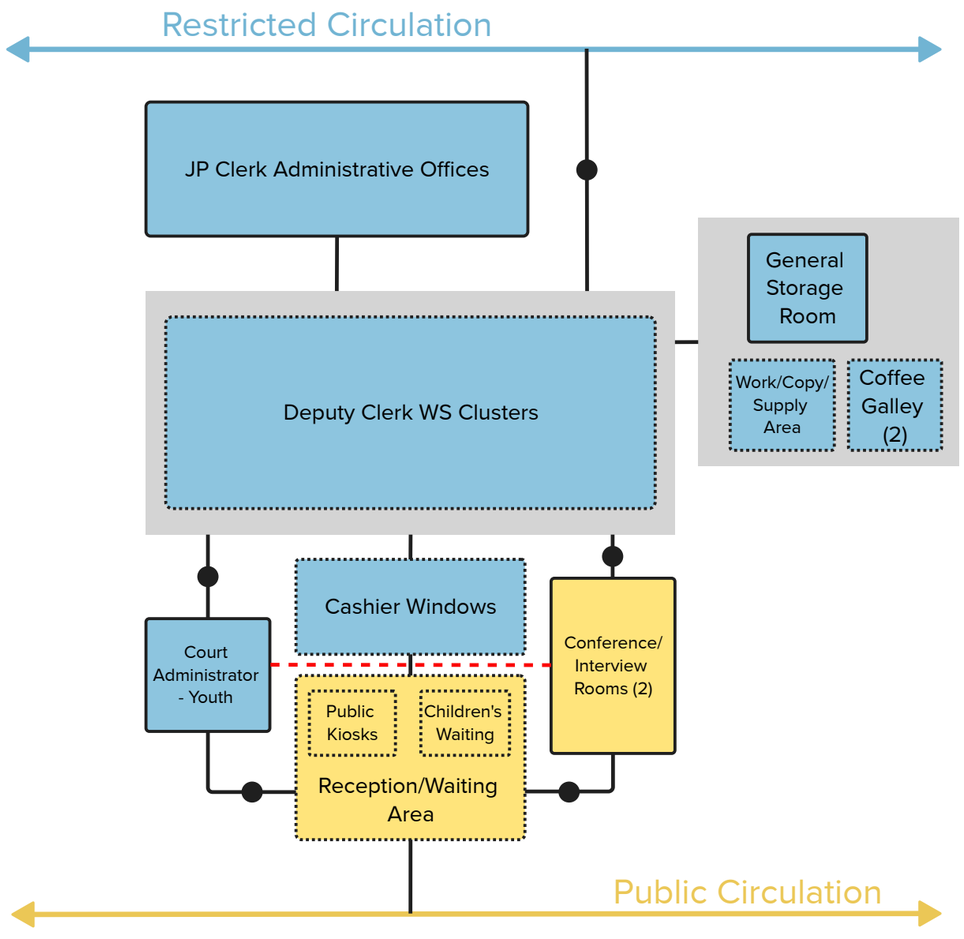


Justice of the Peace Hearing Room

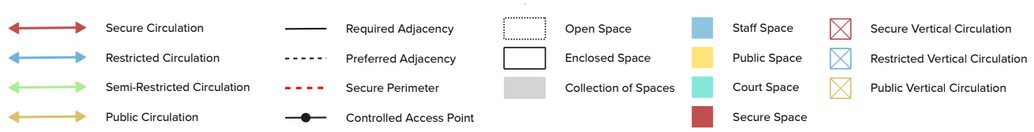


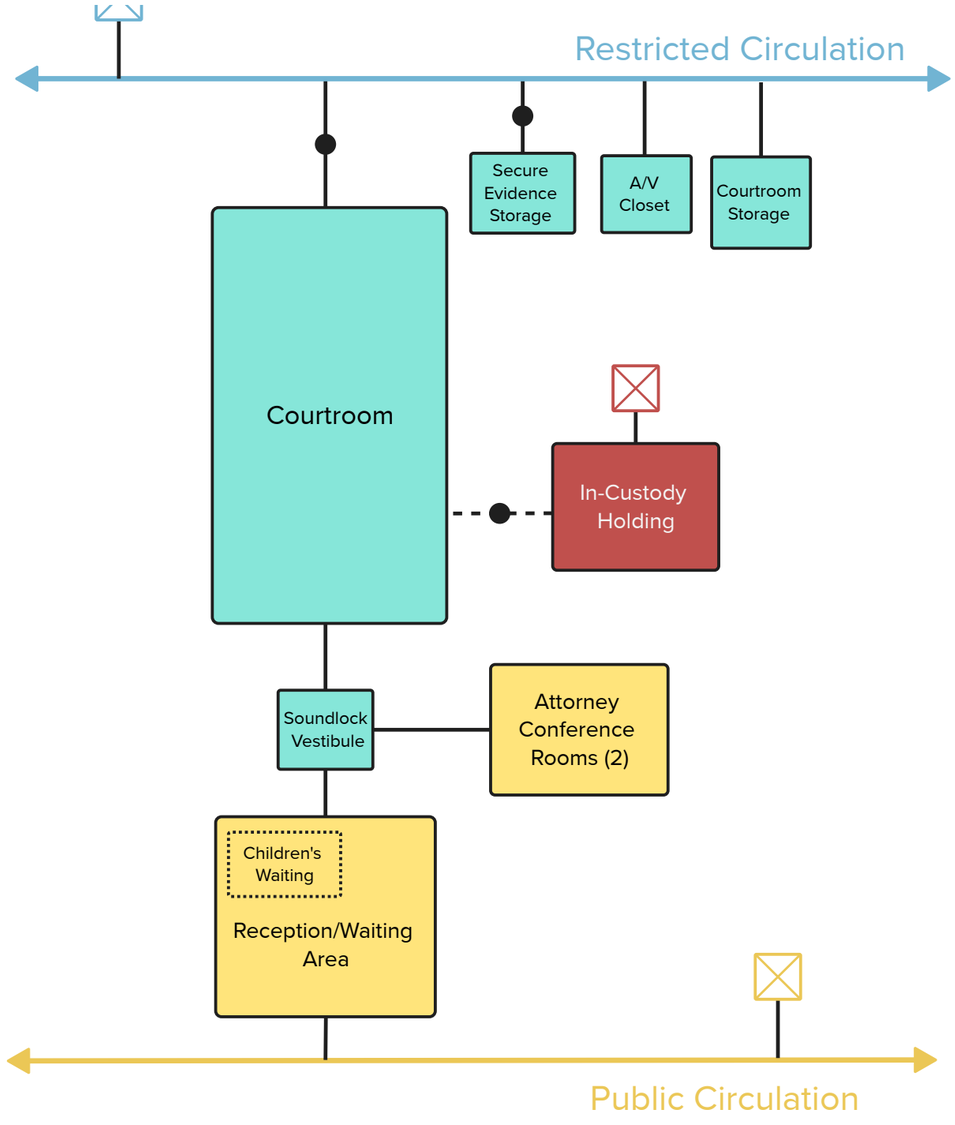
Justice of the Peace Clerk



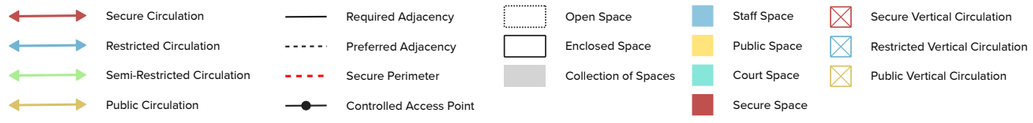


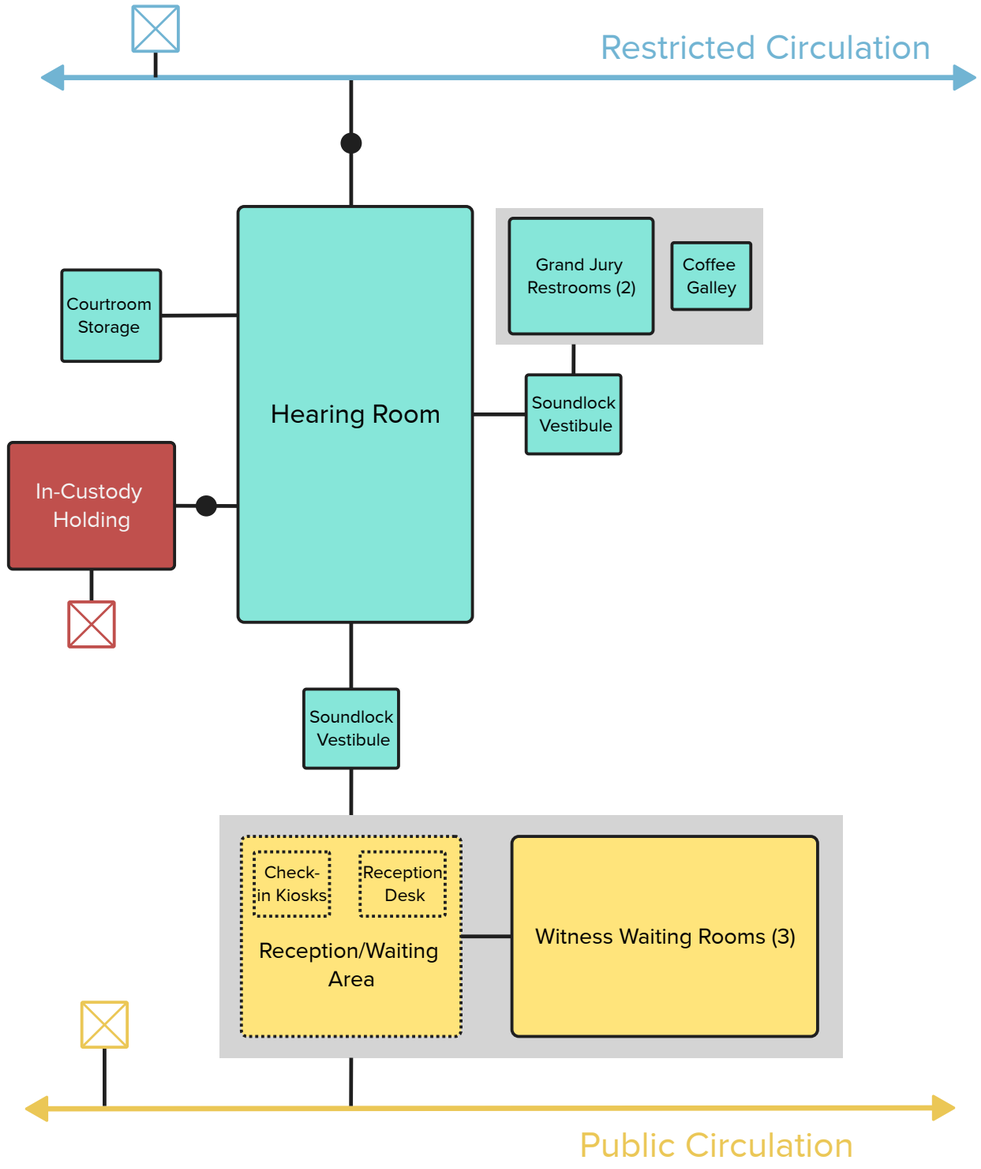
CPS/Guardianship Courtroom



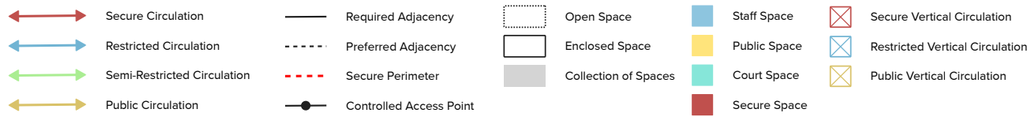


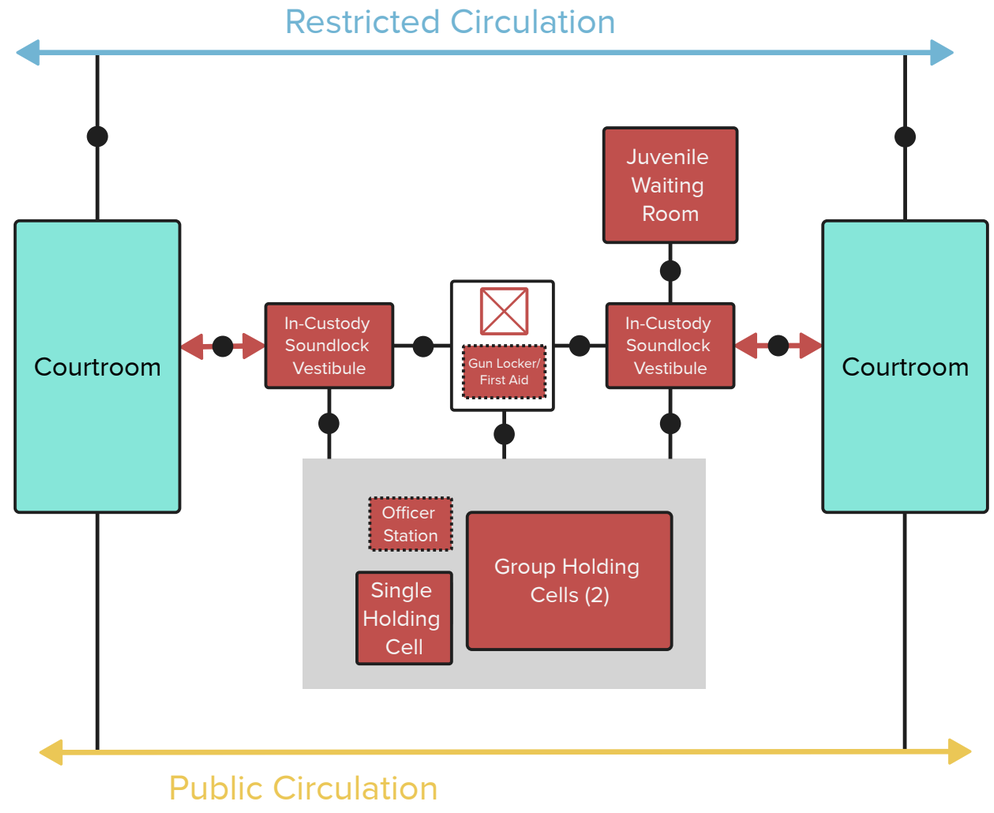
Grand Jury/IV-D Hearing Room





County Court-at-Law Secure Holding





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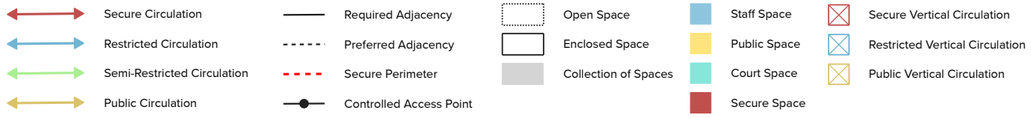

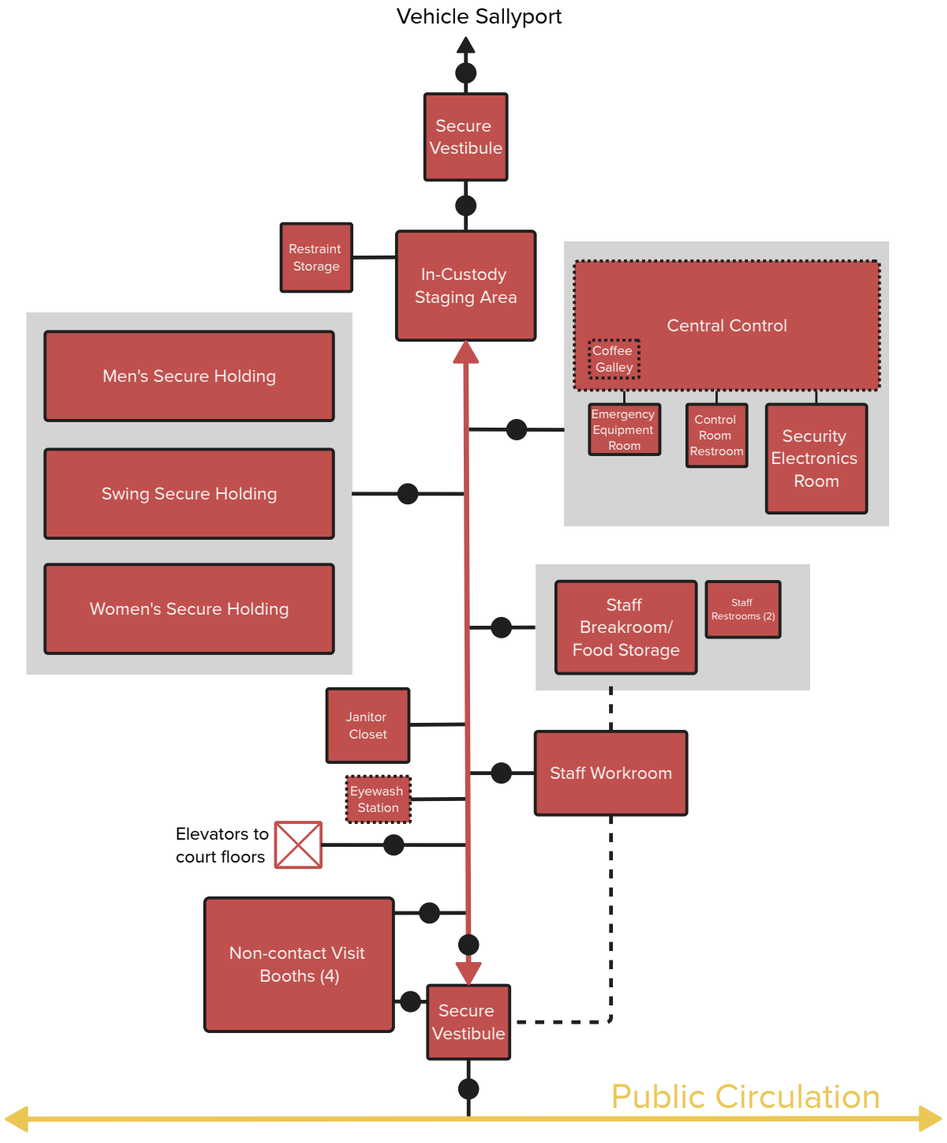

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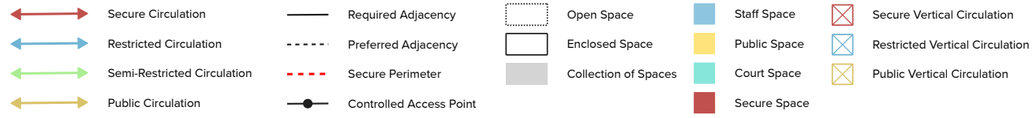

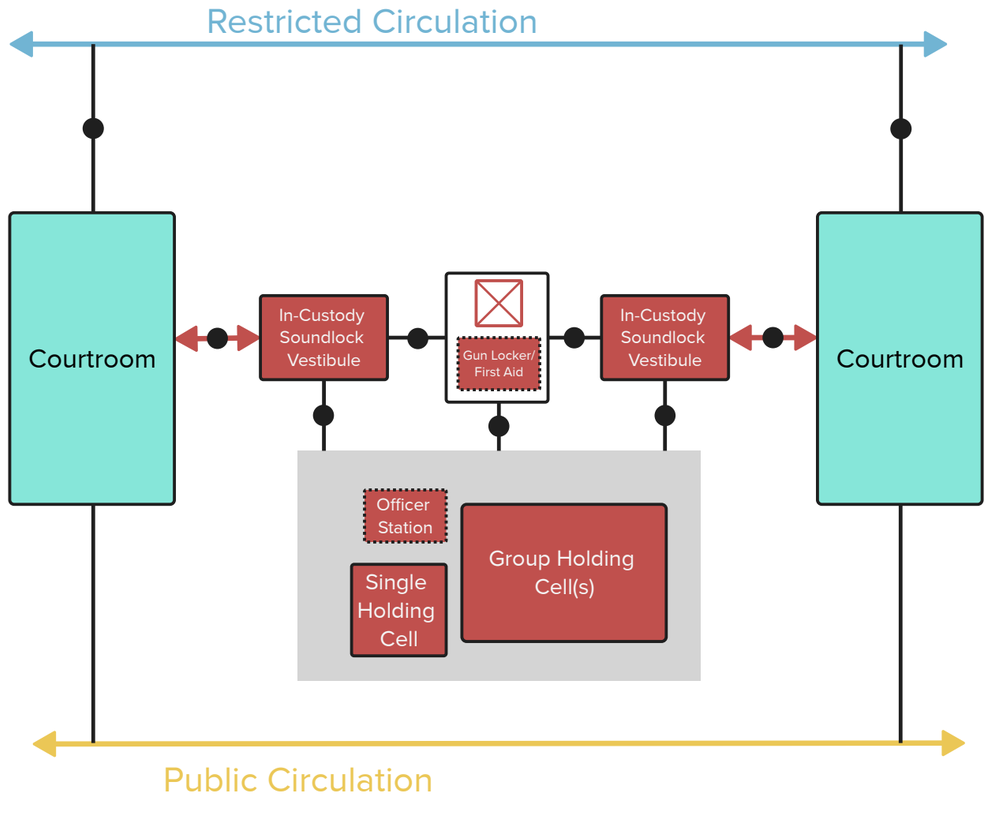

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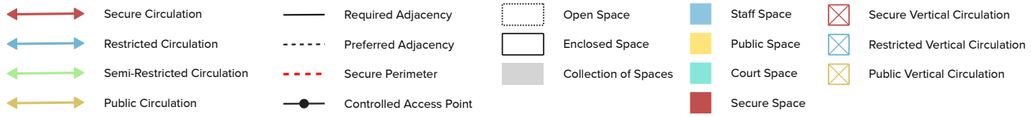
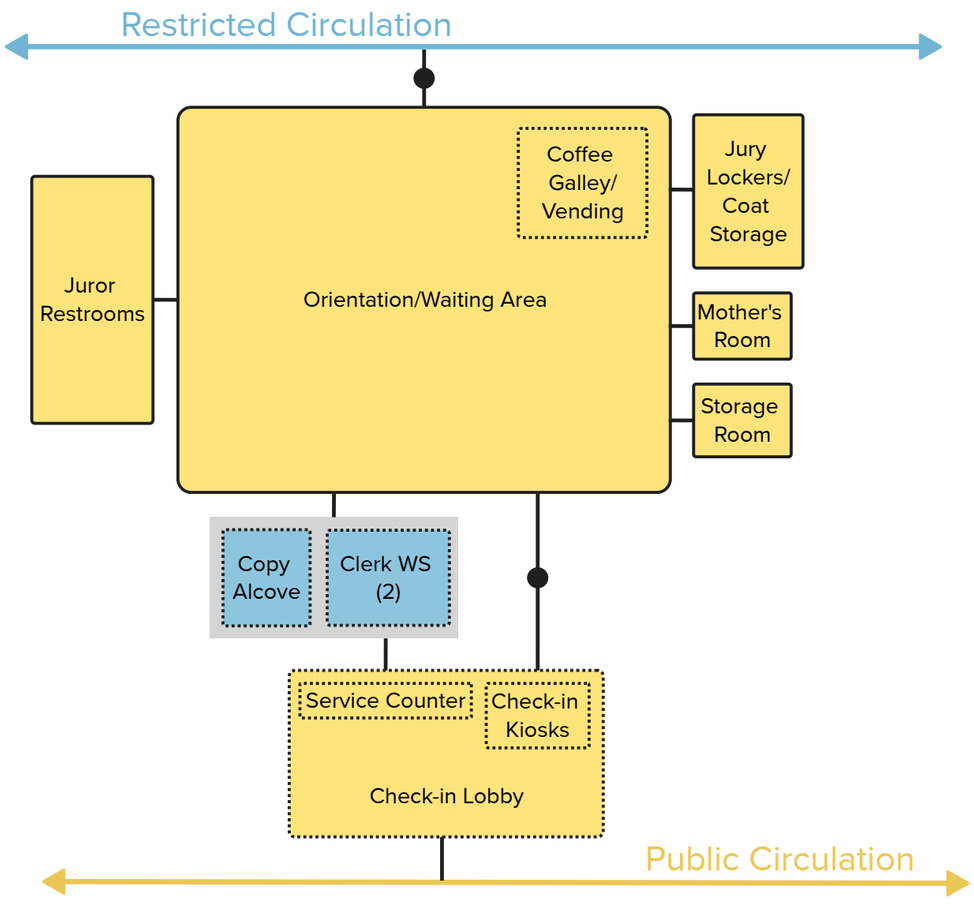
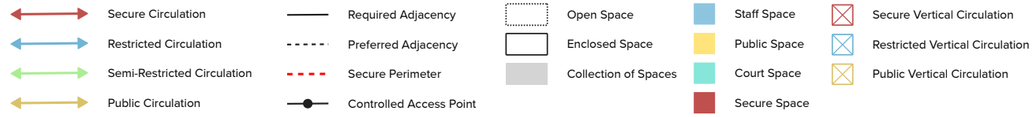
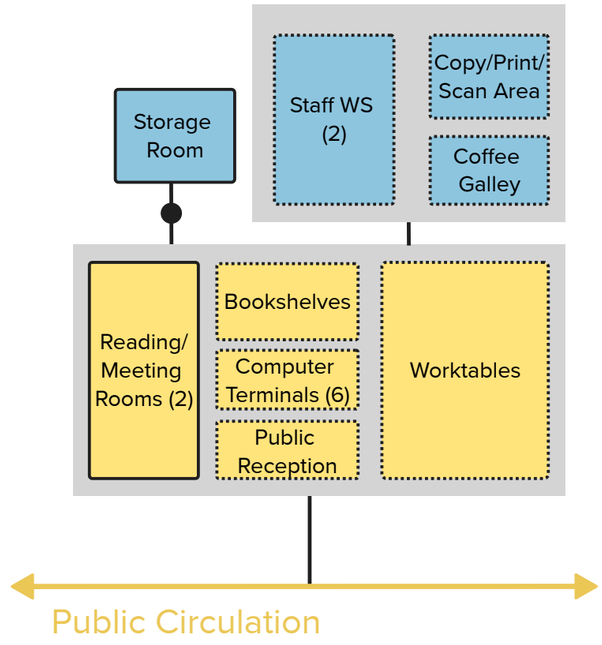




Legal Resource Center





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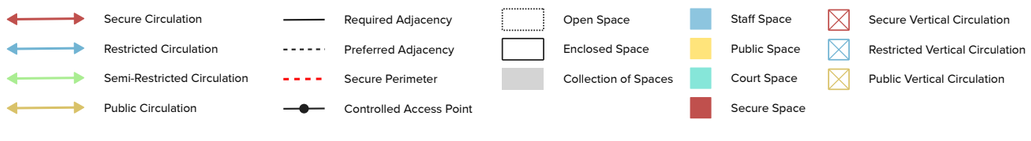

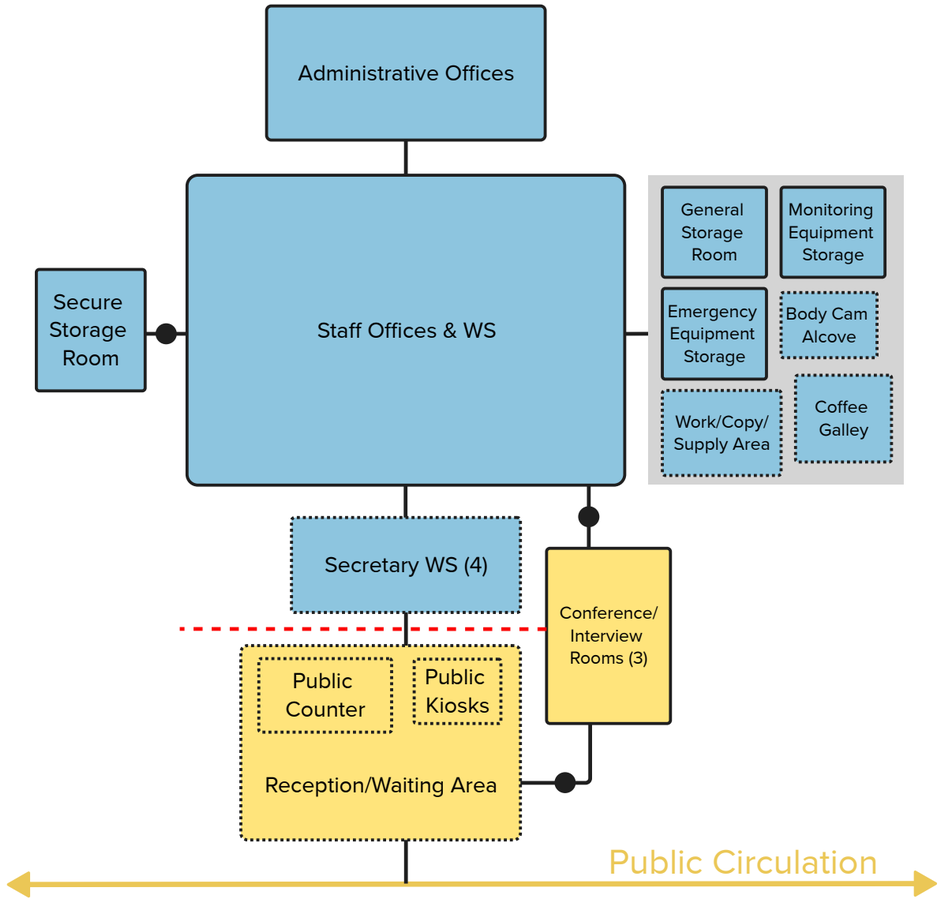

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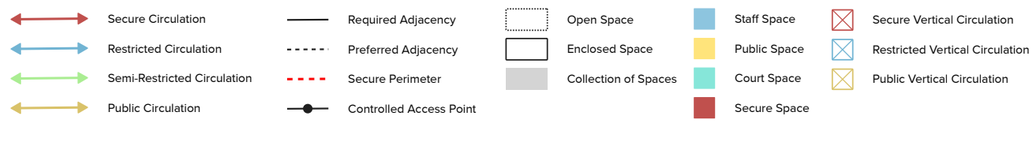
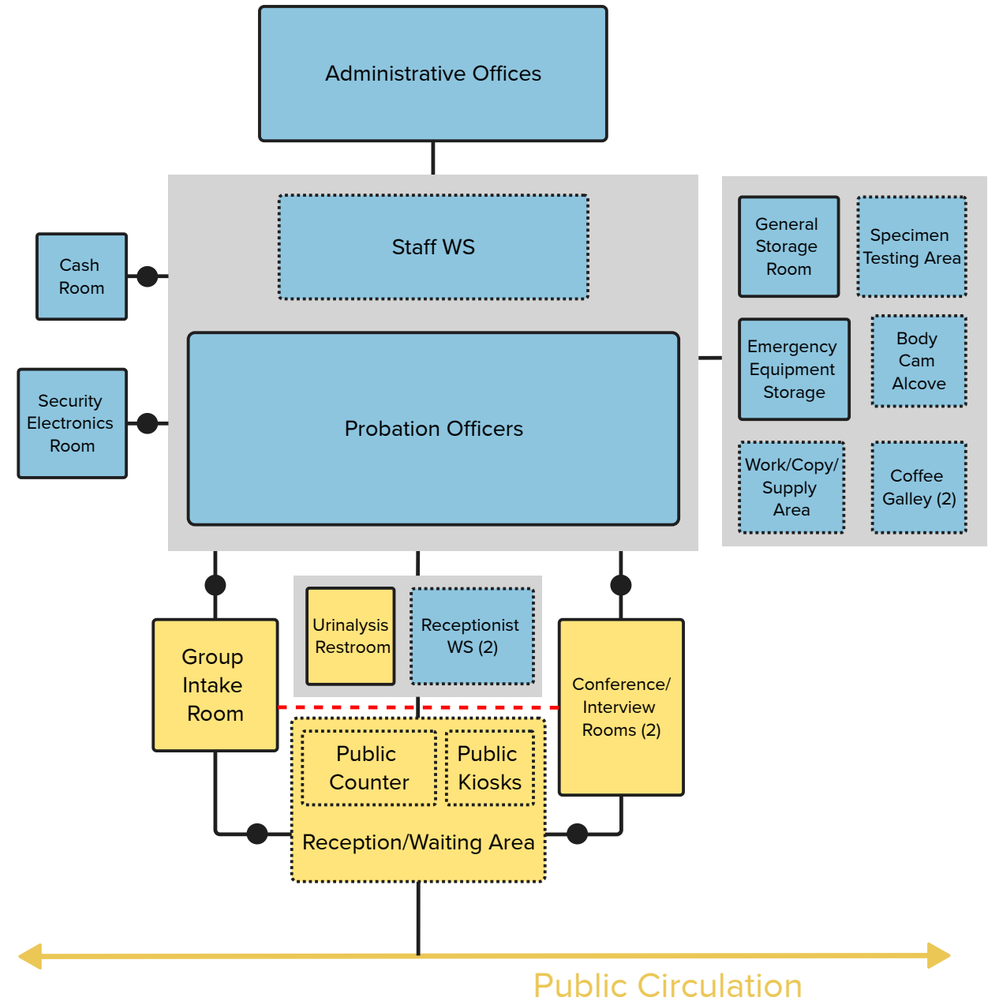
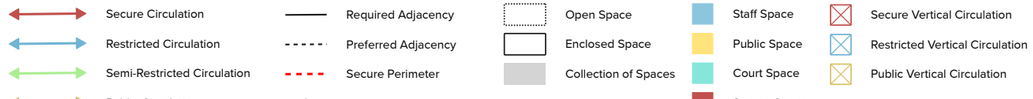
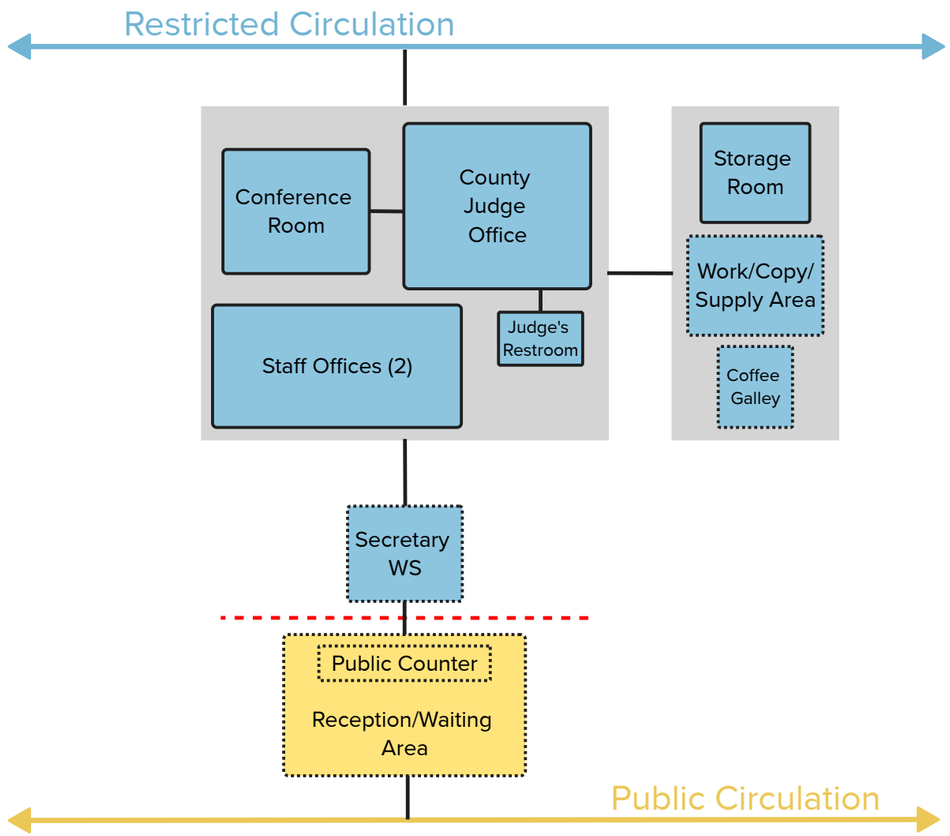




County Judge





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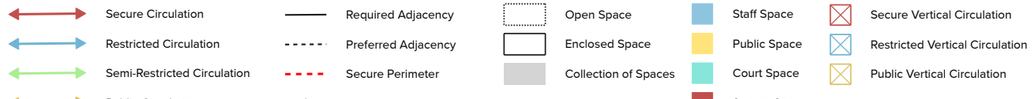

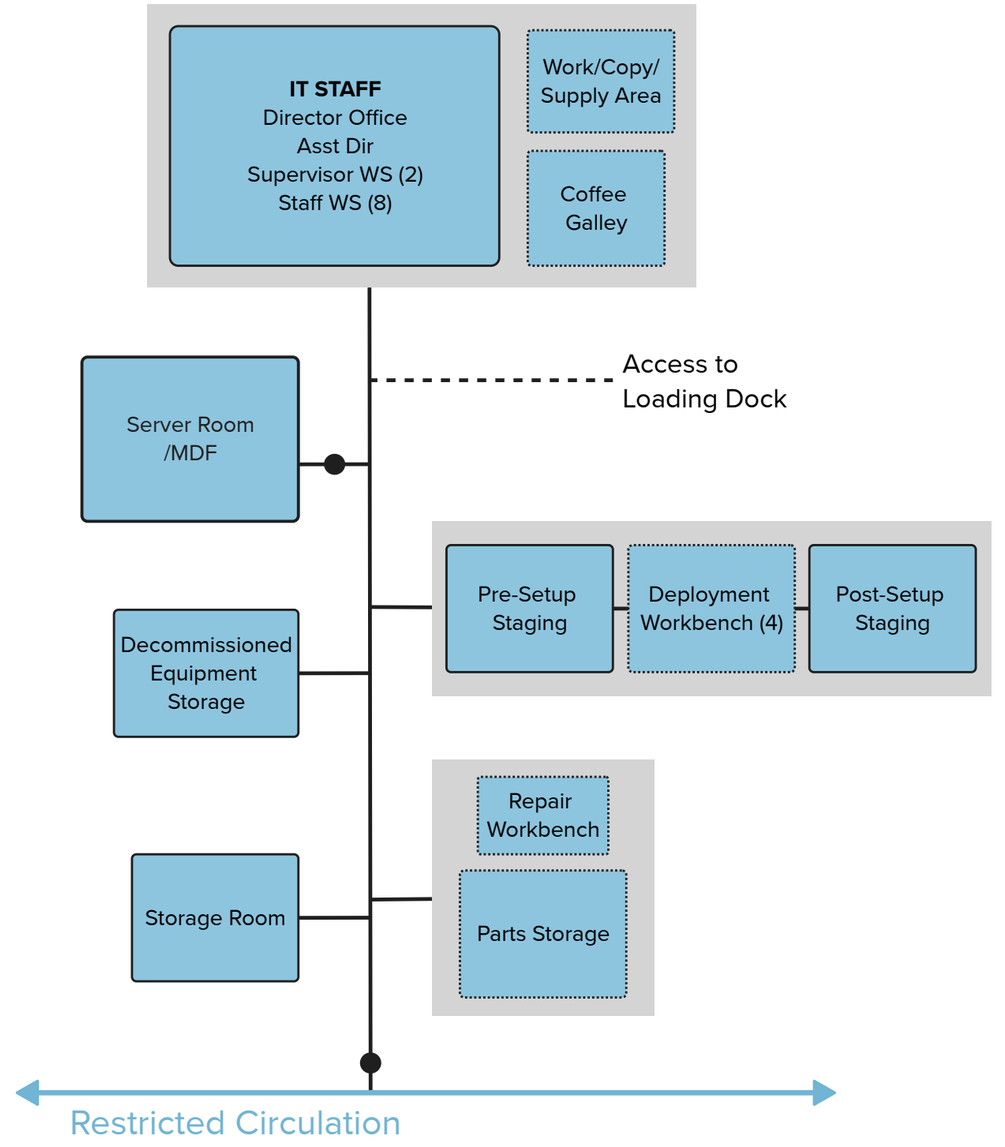

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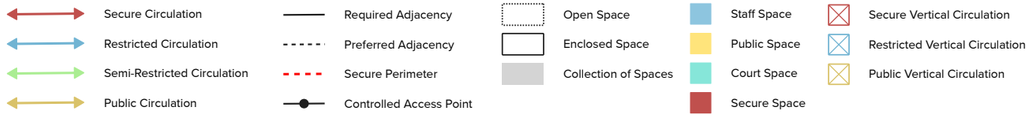
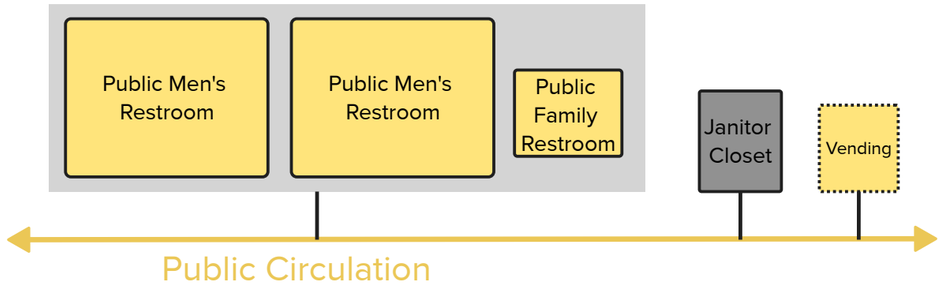
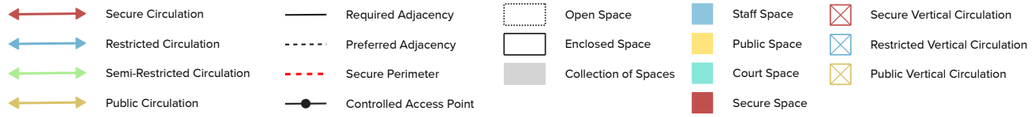
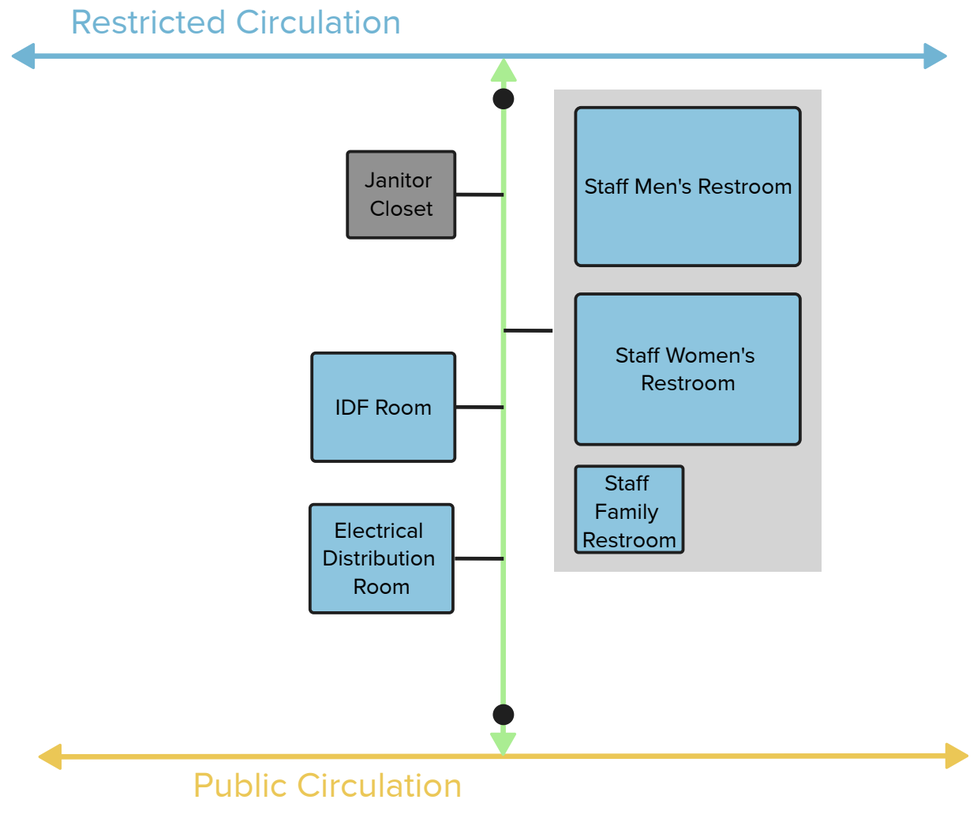


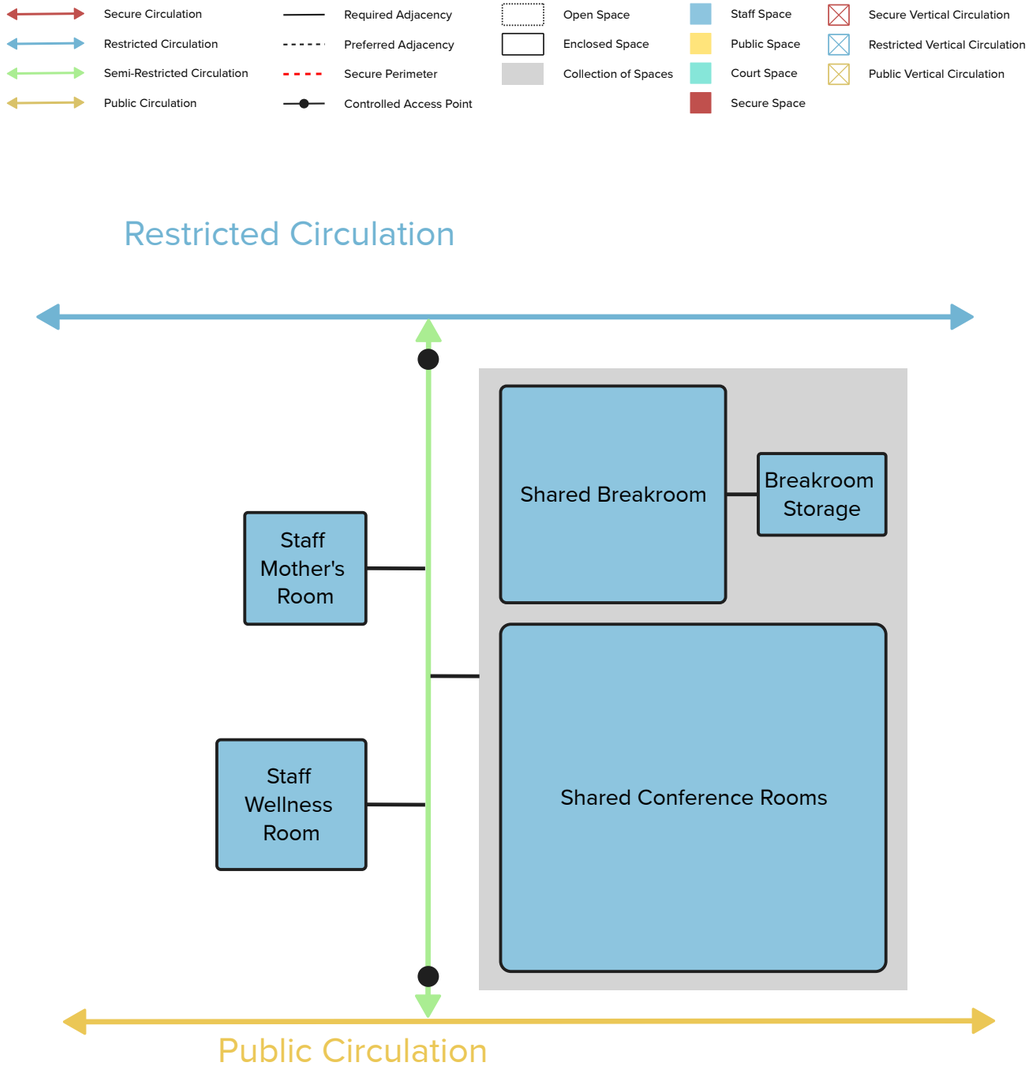


Staff Building Support

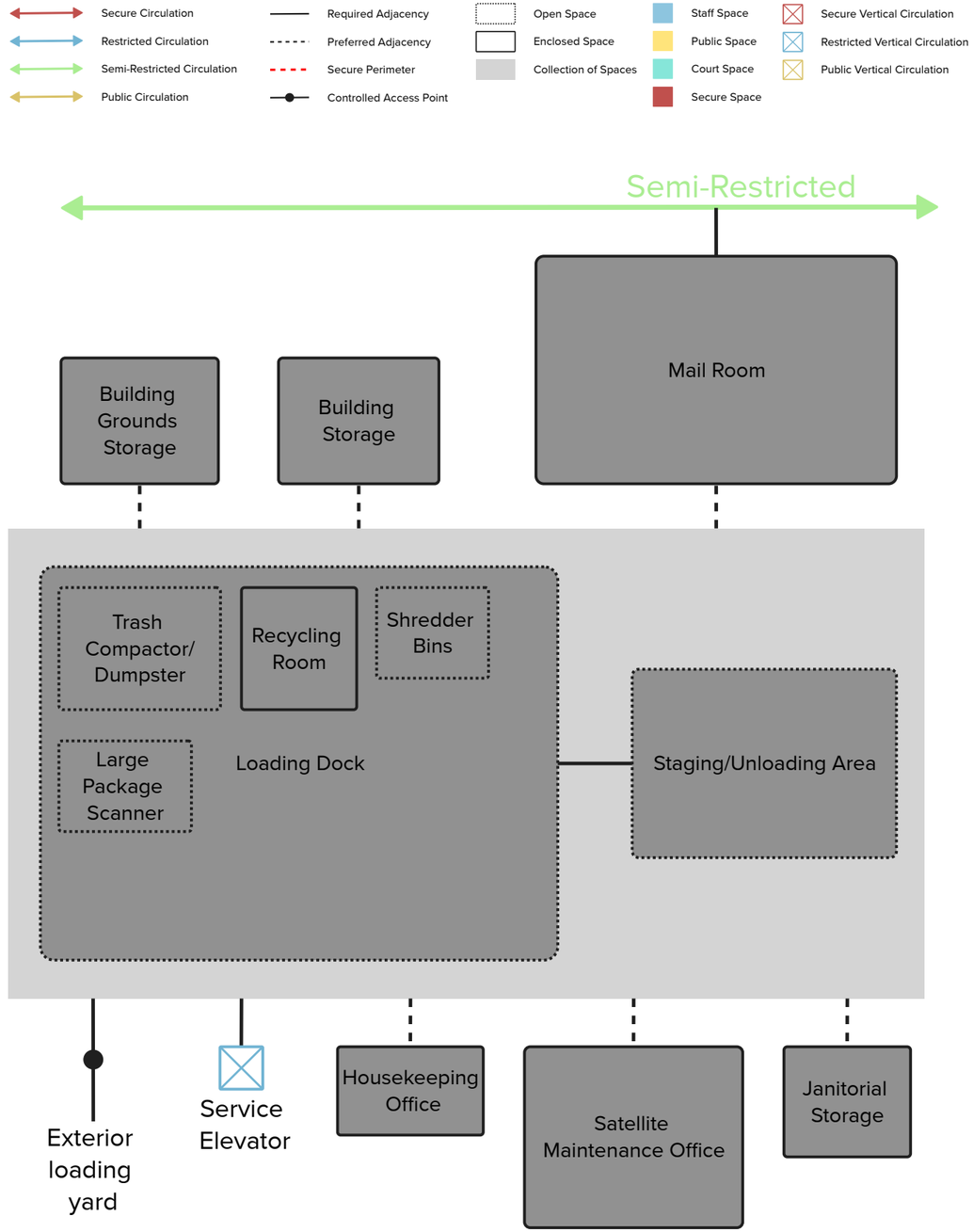




Staff Joint Use



Building Support Shipping/Receiving



5 Space Standards

5.0 Introduction

Methodology

In the absence of established space standards or guidelines for government workspaces in Ector County, DLR Group worked with the Ector County Commissioners Court to develop appropriate space standards for the Ector County Courthouse staff according to paygrade and title. The purpose of this exercise was to develop a standardized system to promote equity and fairness across all departments. Once the standards were agreed upon, they were used to identify space needs for the new Ector County Courthouse building.

This chapter includes both a list of staff positions organized by space standard code, and diagrammatic representations of each space size for illustrative purposes. A private office or workstation is assigned to each staff position and sized according to pay grade and title. The space type codes described here are also referenced in the Ector County Courthouse Space Program, found in Volume I: Chapter 3. Volume II: Appendix also includes a spreadsheet with all staff positions in each department and the appropriate office or workstation size recommended for each.

- 0.1 – Office Type 1: 300 square feet
- 0.2 – Office Type 2: 250 square feet
- 0.3 – Office Type 3: 225 square feet
- 0.4 – Office Type 4: 180 square feet
- 0.5 – Office Type 5: 150 square feet
- 0.6 – Office Type 6: 120 square feet
- WS.1 – Workstation Type 1: 96 square feet
- WS.2 - Workstation Type 2: 64 square feet
- WS.3 – Workstation Type 3: 48 square feet
- WS.4 – Workstation Type 4: 36 square feet

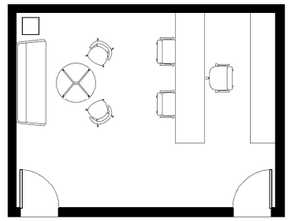
The following pages describe and illustrate the standards recommended by DLR Group to meet the operational needs of the new courthouse building. These space types and sizes have been reviewed and accepted by courthouse staff and users from each department.

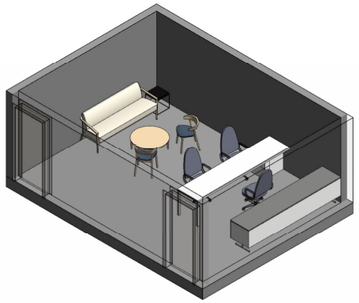
Note: DLR Group was made aware of several discrepancies in the current paygrade and title of several positions in various County departments. The District Clerk, District Attorney, and Pretrial/Post-Sentence Monitoring departments all employ administrative assistants whose responsibilities are greater than a standard administrative role and require a private office. However, DLR Group's recommended standard for all administrative assistants is a 64-SF workstation.

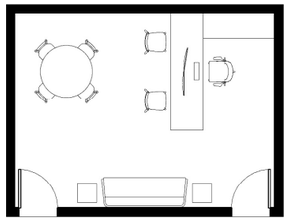
5.1 Space Standards

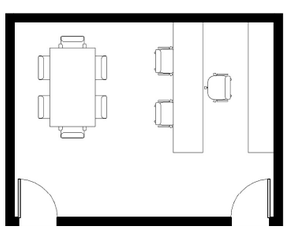
Configuration Examples: Private Offices

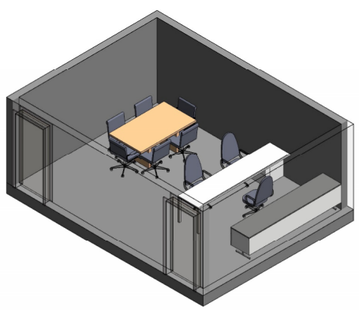
0.1 - 300 SF



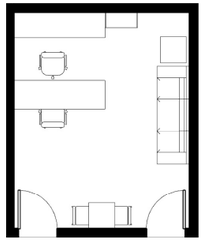


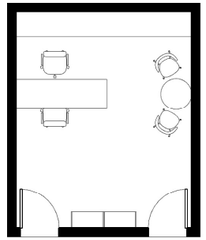


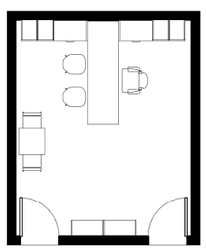


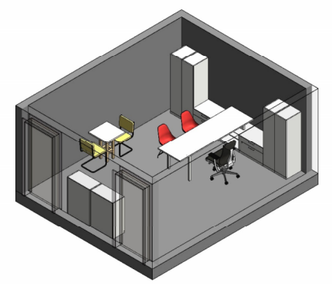


0.2 - 250 SF



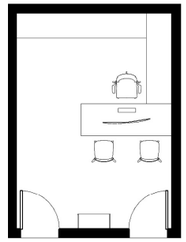


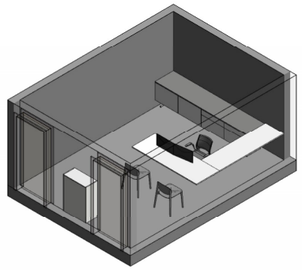


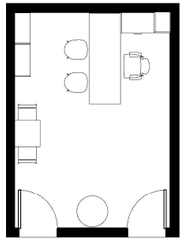


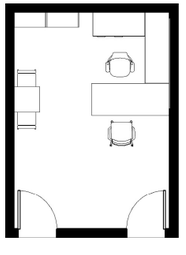
Configuration Examples: Private Offices

0.3 - 225 SF

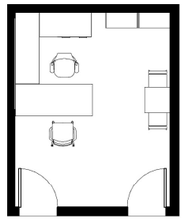


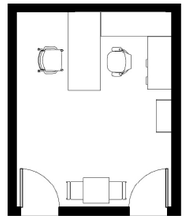


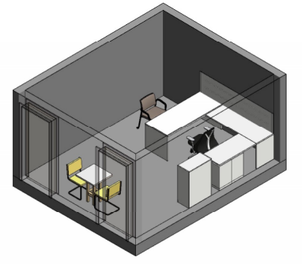


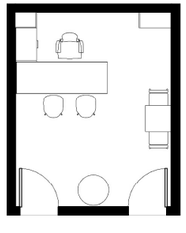


0.4 - 180 SF



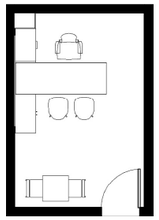


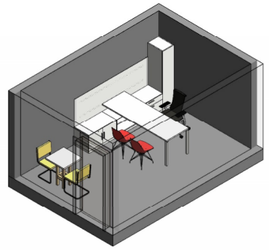


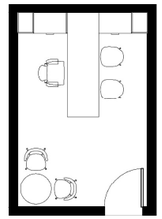


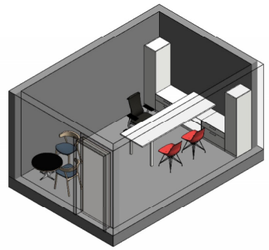
Configuration Examples: Private Offices

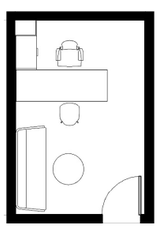
0.5 - 150 SF

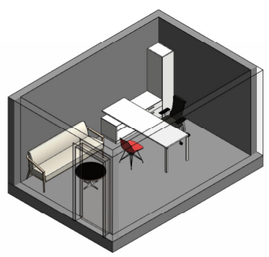




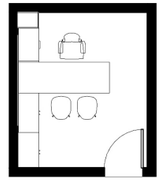


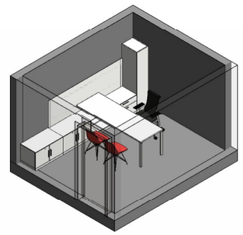


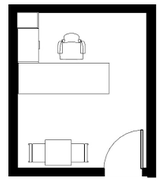


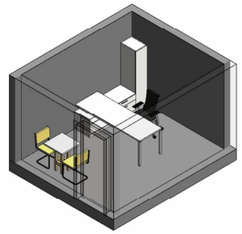


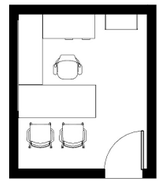
0.6 - 120 SF





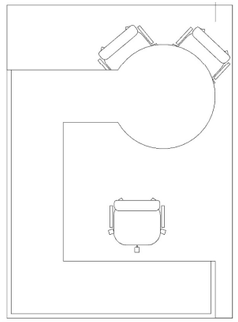


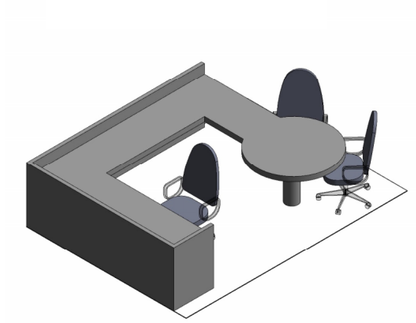




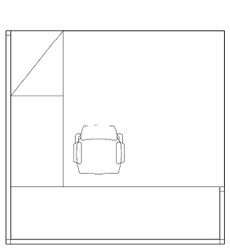
Configuration Examples: Open Workstations

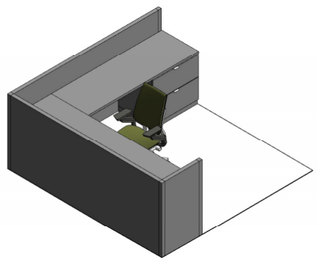
WS.1 - 96 SF



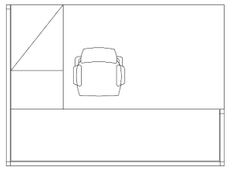


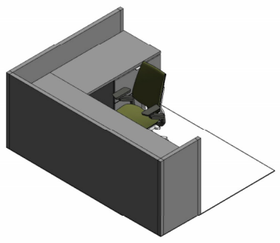
WS.2 - 64 SF



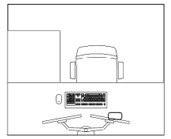


WS.3 - 48 SF



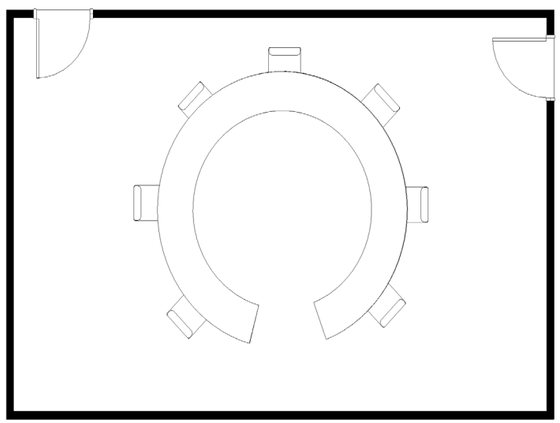


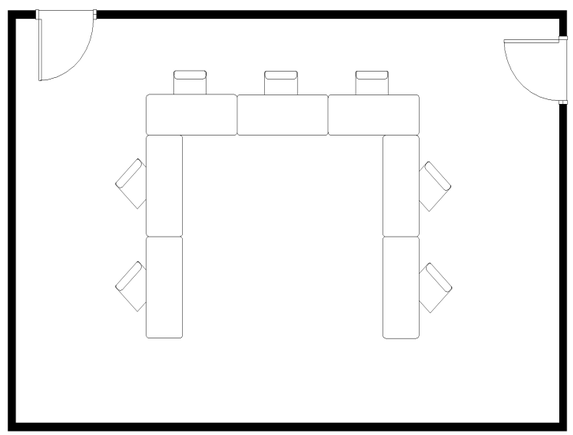
WS.4 - 36 SF

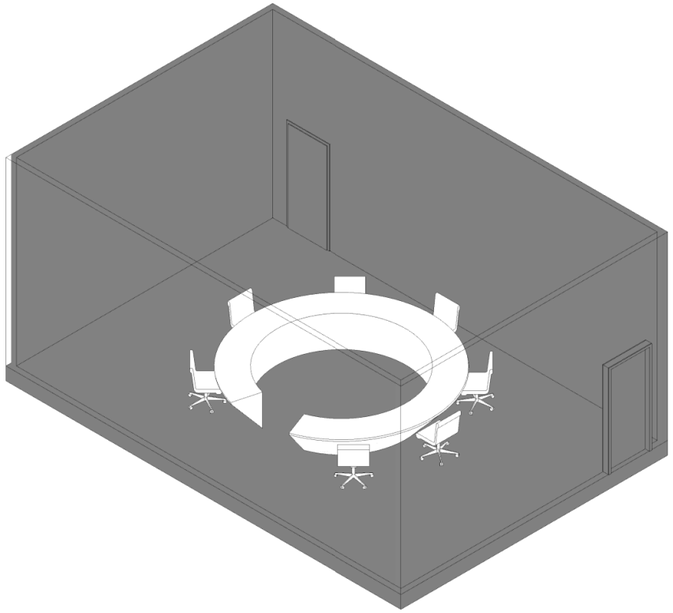


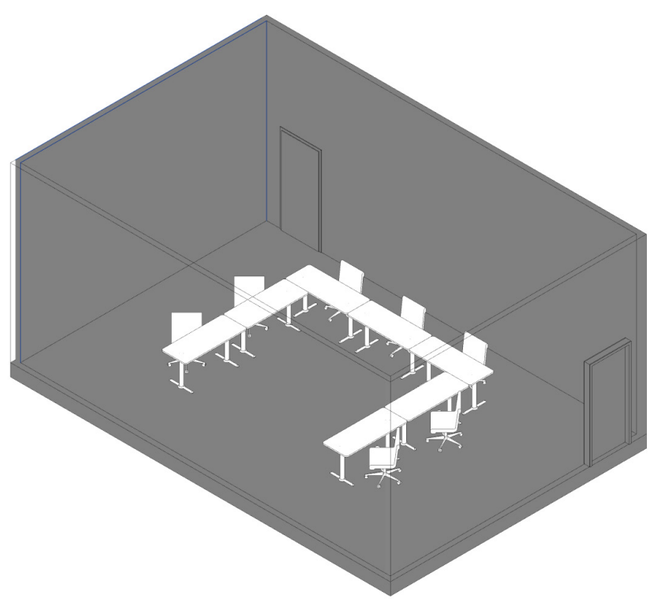
Configuration Examples: Conference Rooms

CR.1 - 540 SF



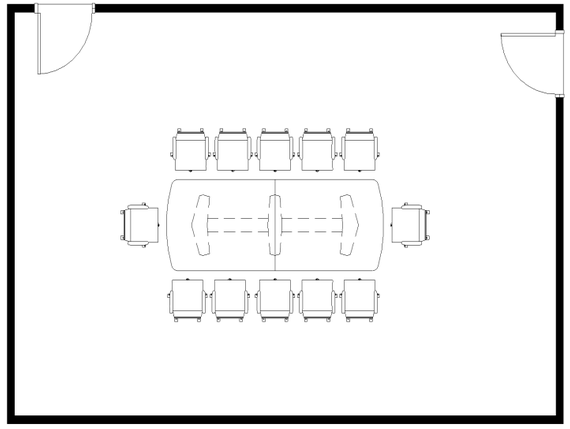


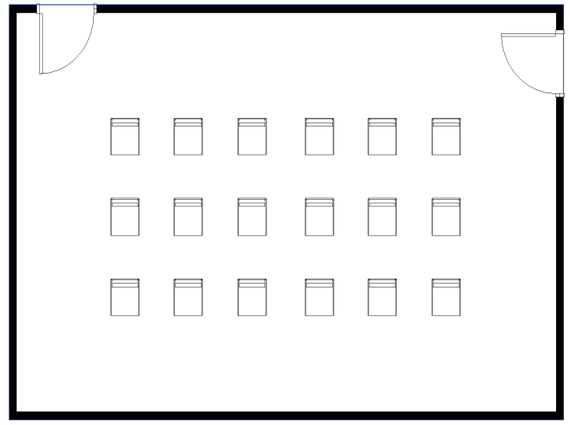


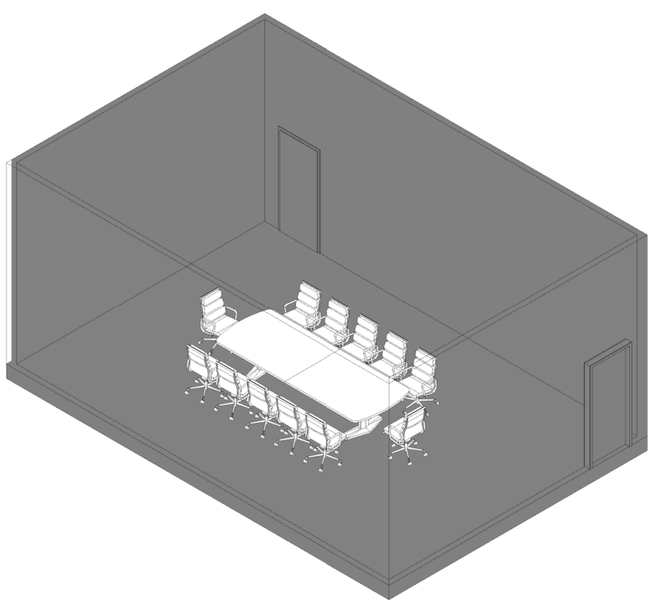


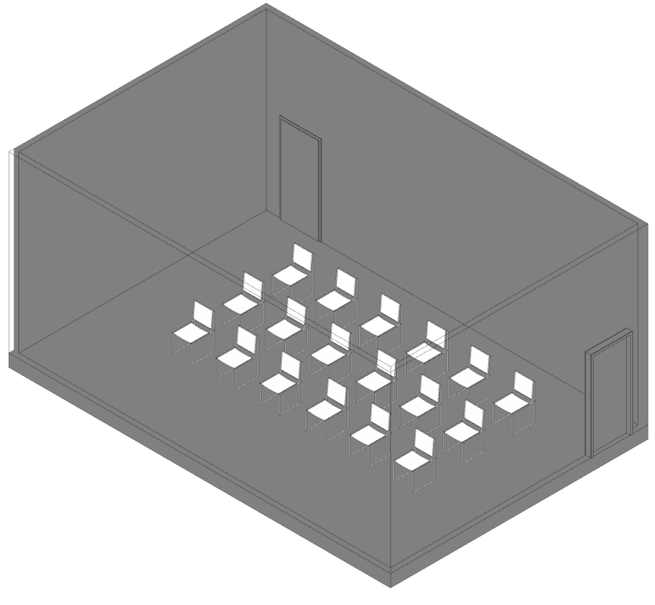
Configuration Examples: Conference Rooms

CR.1 - 540 SF



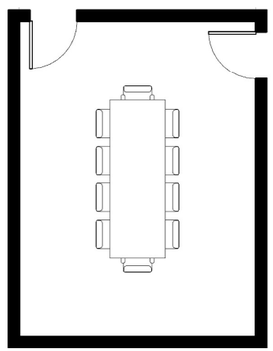


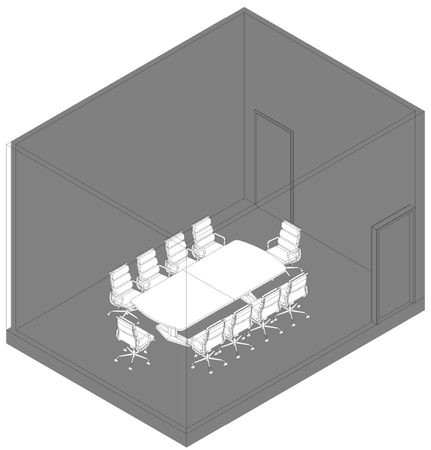




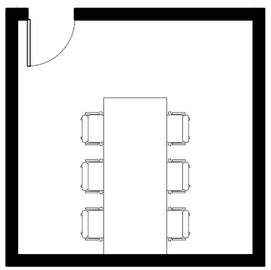
Configuration Examples: Conference Rooms

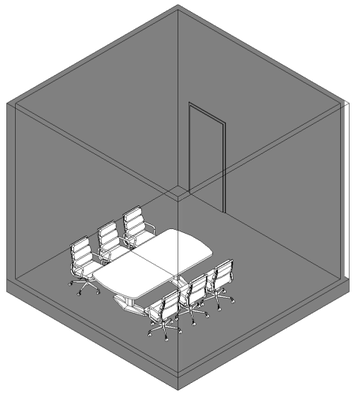
CR.2 - 350 SF





CR.3 - 210 SF





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6 Campus Master Plan

6.1 Master Plan

6.1.1 Introduction

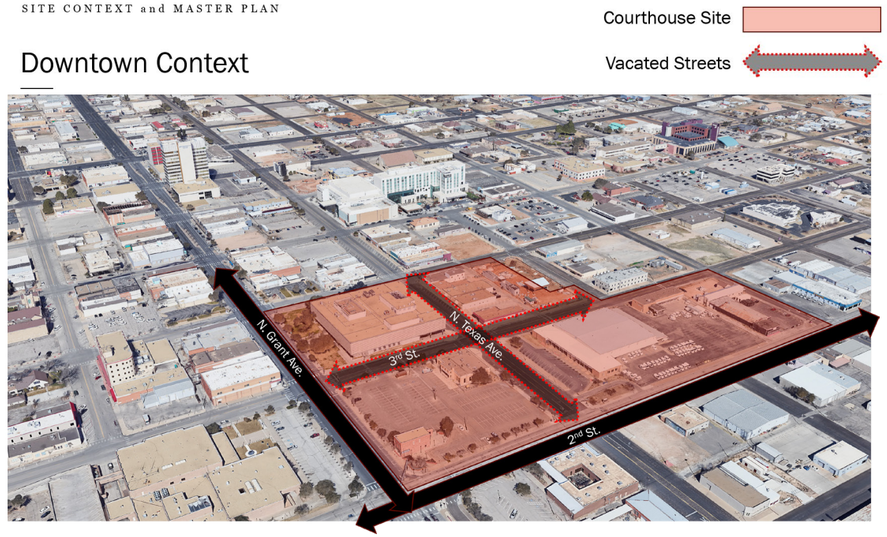
The Design and Planning Team worked with County, City, and Library stakeholders to develop a master plan that envisions creating a “place” as the southern anchor to Downtown Odessa, offering a public amenity and a destination downtown, while also supporting the operational and programmatic needs of the Courthouse, Parking Garage, and Library.

The Design-Build team issued a questionnaire to collect community input, including a section focused on the new Civic Park. Respondents favored a space for hosting community-scale events, such as a farmer’s market, music events, festivals, open-air markets, family movie nights, and art fairs. Respondents also favored seating, places to dine for lunch/picnic, a water feature, walk paths, and food trucks.

6.1.2 Master Plan

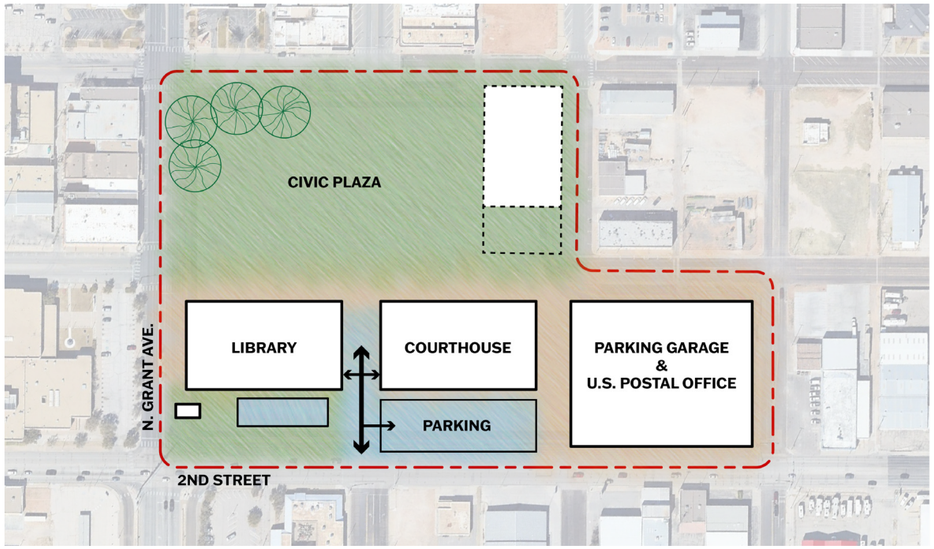
Five blocks comprise the collective site for the new courthouse, parking garage, library, and civic park. Creating the block requires closing two blocks of Texas Ave. in the north-south direction and two blocks of 3rd Street in the east-west direction.

The new site is bounded on the West by Grant Avenue, on the north by 4th Street, on the south by 2nd Street, and on the east by Jackson and Hancock. Grant Avenue and 2nd Street are both state roads, under the purview of the Texas Department of Transportation (TxDOT)



The new parking garage sits on the site's southeast portion and includes a new United States Post Office (USPS) as a tenant on the first floor. The courthouse, directly west of the new Parking Garage, occupies the former USPS site. The existing Henderson building remains at the southwest corner, sharing the site with the new library, directly west of the new courthouse. The new civic park occupies the northern portion of the site.

The position of the Library, Courthouse, and Parking garage since each of these structures up to have multiple visible facades with views originating from 2nd Street to the south, Grant Avenue to the west, and from the new Civic Park to the north.

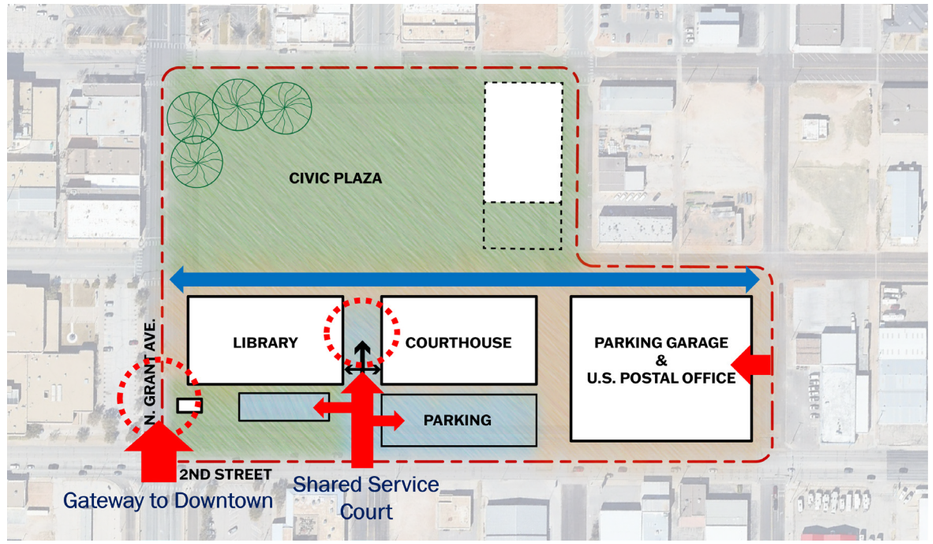


The Library, Courthouse, and Parking Garage feature prominent facades on multiple sides: the north from the park, the south from 2nd Street, and the Library along Grant Avenue, limiting opportunities and locations to create a "back door" or service side. The master plan includes strategies to minimize the visibility of service areas and preserve design opportunities on the North and South facades, as well as the west façade of the Library.

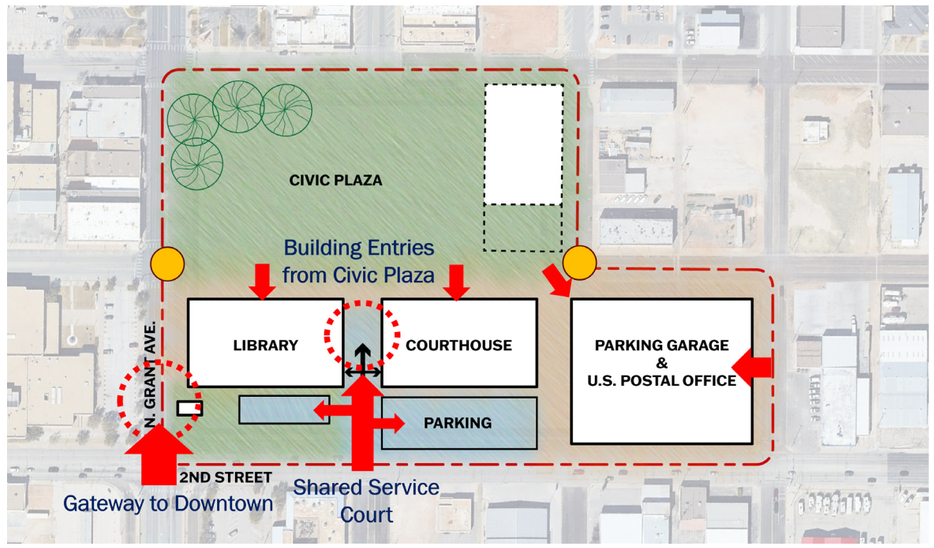
With the closing of Texas Avenue, the intersection of Grant Avenue and 2nd Street becomes a new gateway into downtown Odessa. Reusing the curb cut on Texas Avenue along 2nd Street offers access to a service area between the courthouse and the library, serving both operations, while keeping the area screened from public and vehicular traffic view.

All vehicles access the parking garage along Hancock Street, which simplifies the south elevation along 2nd Street, complies with TxDOT requirements, and reserves the north side for pedestrian movement and USPS Storefront entry.

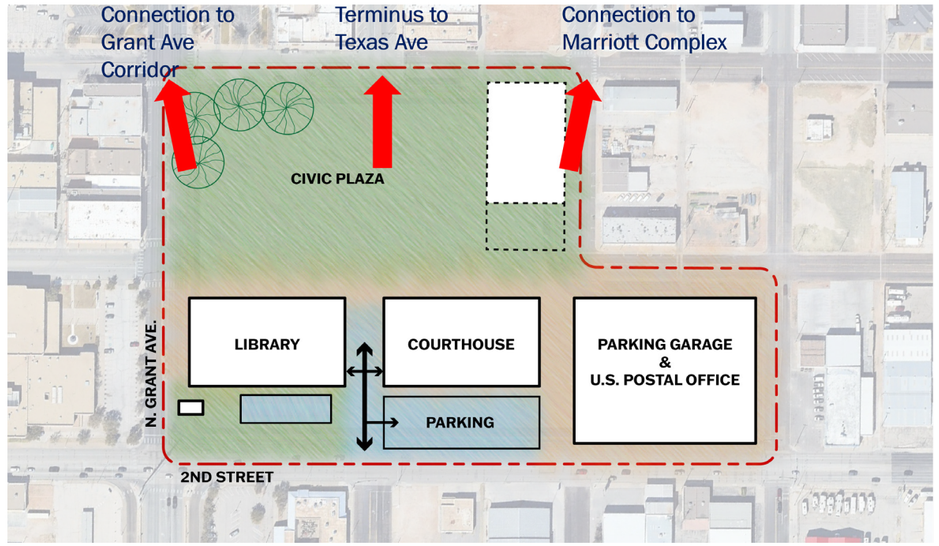
A pedestrian thoroughfare, along the 3rd Street corridor (partially vacated), allows pedestrians to move efficiently and safely across the site in the east-west direction.



The public entries for the Library, Courthouse, Parking Garage pedestrian access, and the USPS retail storefront are all located along the east-west pedestrian thoroughfare, giving the Courthouse and Library prominence on the Civic Park and activating the park with activity. A vehicular drop-off is proposed at two locations: one at the west end, along Grant Avenue near the Library, and the second at the intersection of Jackson and 3rd Streets.



The Civic Park offers opportunities to connect with the Grant Street, Texas Avenue, and Jackson Street corridors, both visually and physically. For example, designing for pedestrian movement connects the Civic Park and draws people in. The Civic Park acts as a terminus to the Texas Avenue corridor, offering views of the Courthouse and Library as cars and pedestrians approach from the North.



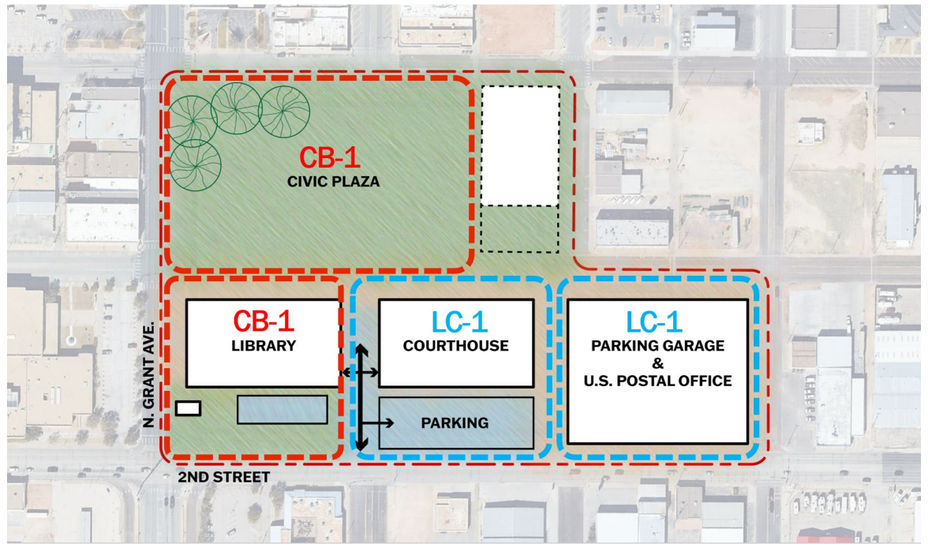
6.2 Zoning

6.2.1 Introduction

A zoning analysis was performed by DLR Group for the New Ector County Courthouse. Zoning analysis studies project feasibility in terms of site design. Zoning analysis determines whether a project can be legally built as envisioned and what design constraints apply on a given site. Parameters governed by zoning include allowable uses, required setbacks, lot coverage, maximum building height, floor-area ratio (FAR) required parking, and open space requirements, among others. The Ector County Courthouse (ECCH) project required a thorough ZA to review all parameters to determine if a zoning change would be required in order to best execute the site plan.

6.2.2 Analysis & Recommendations

The Civic Park and Library sites are zoned CB-1(Central Business -1) and fall under the Downtown Overlay. The sites for the new Courthouse and the Parking Garage currently hold an LC-1 (Light Commercial) designation.



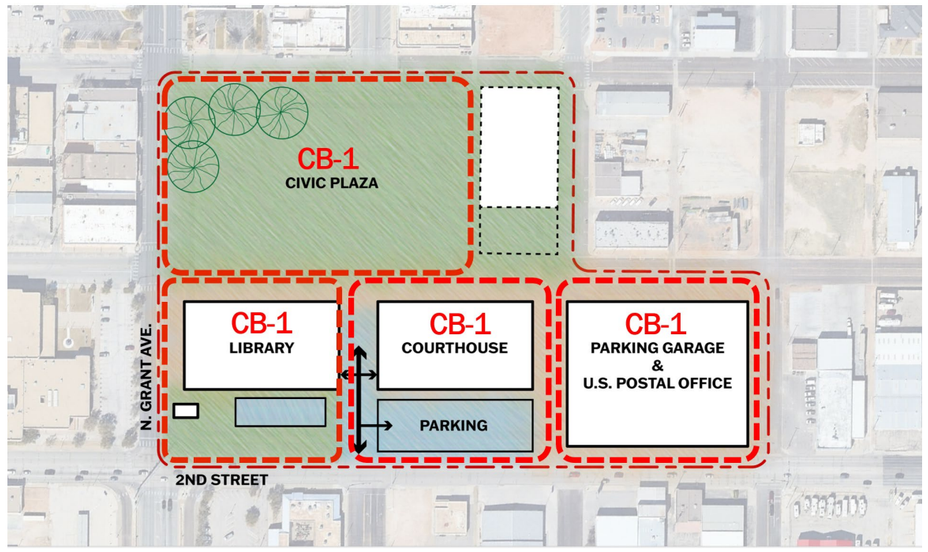
After conducting analysis and meeting with the City of Odessa Development and Planning team, the recommendation was for the County to submit a request to rezone the Courthouse and Parking Garage properties to CB-1. The CB-1 designation allows full lot coverage (no setback requirements) and requires parking for buildings over three stories; the Courthouse exceeds three stories, but the library does not.

Downtown Overlay District	LC	CB-1
Setbacks LC		
Front	0	0
Side	NA	NA
Rear	0	0
6th Floor and Above	10'	10'

Downtown Overlay District	LC	CB-1
Max Lot Coverage Main Bldg	100%	100%
FAR	NA	NA
Building Height	NA	NA
Parking Requirements	1 space/350 SF	TBD

The parking requirements in CB-1 are not defined for commercial buildings above three stories in height. The City of Odessa Planning Department recommended the design team use an interim metric of 1 space per 300 square foot of occupiable building area for rough parking calculations, and to review our parking analysis with the Planning Department. The parking analysis will be discussed in detail below.

Landgraf Crutcher Associates (LCA) submitted a zoning application to request the change from LC to CB-1 for the new Courthouse. The Planning and Zoning Commission approved the change on November 20, 2025. The change is pending approval by the Odessa City Council, the first approval took place on December 9, 2025, and the second is scheduled on January 13, 2026.



6.2.3 Parking

Parking for the new Courthouse will be provided by a new parking garage that sits just east of the new Courthouse on the project site. This parking garage will also accommodate the broader site's parking needs, including parking for the public library, USPS facility and event parking for the civic plaza. Parking requirements are typically defined in the zoning code. However, since the City of Odessa zoning code lacks a parking metric under zoning classification CB-1 for buildings above three stories. The City Planning Department recommended an interim metric of 1 parking space per 300 square feet of occupiable square feet (163,893 SF courthouse + 41,879 SF USPS = 205,772 SF Total). 205,772 SF / 300 = 686 parking spaces. There are no parking spaces required under the zoning code for the public library (CB-1 zoning commercial building under three stories). The current parking garage design parking capacity exceeds the zoning requirement by 7.7%.

Parking Garage Capacity Summary

Level 1	NA
Level 2	175
Level 3	188
Level 4	188
Level 5	188
Total	**739**

Further detailed discussion of the parking garage can be found in the Parking Garage Project Definition Report.

7 Blocking & Stacking

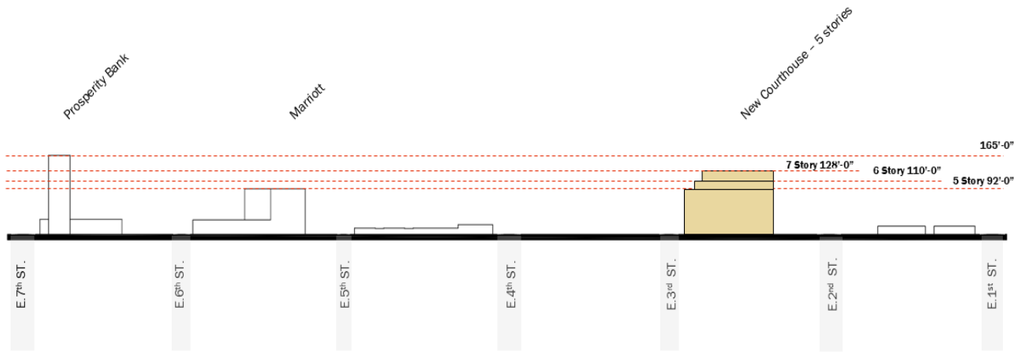
7.0 Introduction

Background and Goals

The vision for the new Ector County Courthouse is to create a long-lasting facility that operates efficiently and securely while meeting the needs of judges, staff, and visitors now and for anticipated growth.

Blocking and stacking takes the space program square footages, adjacency requirements, departmental needs and converts it into an early visual spatial strategy. This helps determine how many floors the building should have, how departments relate to each other vertically and horizontally. The functional components of a contemporary courthouse are planned around the security concept of maintaining separate circulation systems, public, secure, and restricted, throughout the building. The building's planning will adhere to the planning concepts that ensure all levels of the project are organized consistently.

Site relationships to existing and future surrounding building scale, access, views, pedestrian movement and environmental factors will all contribute to the forming and shaping of the building. Access to the public entry from the adjacent garage and civic park, judicial parking, staff access, service access and secure delivery will all occur around the site in a seamless and secure way. organizational strategy that aligns with all departments' operational priorities. The outcome forms a strong foundation for the final blocking and stacking options presented in the subsequent sections.



7.1 Methodology

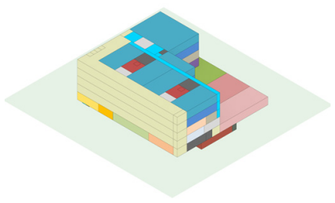
In an effort to support the required separate circulation systems, the program stacking and zoning will be similar on each floor. The front half of the courthouse is reserved for the public with the back designated for staff. On court floors, the secure holding areas will be located between courtrooms.

The overall strategy for the courtroom stacking is to allow for the coalescence of courthouse elements within a coherent design strategy so that all levels of circulation merge at the point of the courtroom. As a planning goal, the courtrooms will want to stack to allow for the most efficient use of circulation points, particularly of secured movement. This also allows for restricted circulation access for court staff at the rear of the courtroom and allows for public access at the front of the courtroom. All three major circulation paths becomes separate within their own closed loops.

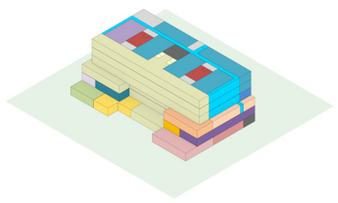
The methodology was an iterative, workshop-driven process with user group engagement. Two major workshops served as key milestones for reviewing program needs, testing organizational concepts, and confirming departmental preferences. This allowed the design team to validate the program, refine vertical and horizontal adjacencies, and confirm a cohesive program.

During these workshops, the design team presented and evaluated the number of courtrooms per floor, explored a courtroom co-location strategy, and studied basement-level program scenarios, including the preferred placement of Central Holding at Level 0. Multiple vertical stacking concepts were tested to align court jurisdictions on dedicated floors, reflecting the expressed preference for organizing court floors by jurisdiction (District Court, County Court, and JP Court). Workshop 1 presented Options A.1, B.1, and C.1; most stakeholders preferred Options A.1 and C.1 and requested further refinement of key features in each.

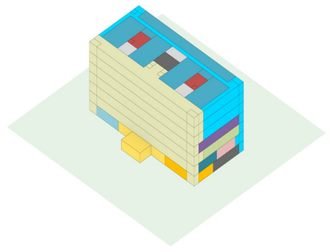
Workshop 1 Blocking / Stacking options



A.1
- 5-story building
- L-shaped plan
- Central holding on lower level
- 4 courtrooms per floor
- Large building footprintT



B.1
- 6-story building
- Linear Plan
- Central holding on lower level
- 3 courtrooms per floor
- Medium building footprint

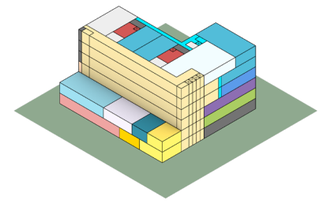


C.1
- 7-story building
- Linear Plan
- Central holding on Level 1
- 4 courtrooms per floor
- Small building footprint

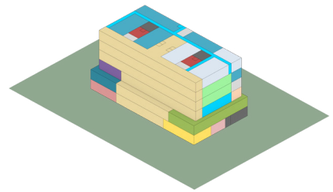
Program adjacencies and building organization preferences were analyzed in detail. The user group identified clear priorities for the lower public-facing levels, including: preference for Adult Probation, Pretrial/ Post-Sentence Monitoring, and the County Clerk on level one and a preference for the District Clerk, Jury Assembly, and the JP Clerk on level two, with a desire to co-locate Jury Assembly with the District Clerk for operational efficiency. The Law Library was identified as having flexibility to reside on either Level one or two. Other feedback expressed during these workshops was to co-locate the County Judge with the CPS/Guardian Courtroom and to provide private circulation access for attorneys.

Further refinement of priorities and planning concepts informed the options presented in Workshop 2. Within this set, the “D” schemes introduced a six-courtroom-per-floor configuration. Feedback from participants narrowed the selections to the A.2 and D.2 options, and subsequent refinement of these choices produced the following three versions shown below, leading to the final preferred option.

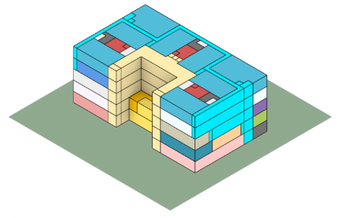
Workshop 2 Blocking / Stacking options



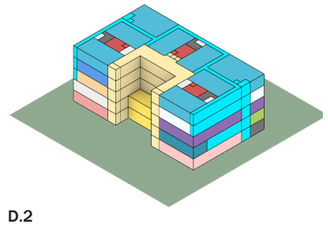
A.2
- 6-story building
- L-shaped plan
- Central Holding on Level 1
- 4 courtrooms per floor
- Medium building footprint



C.2
- 6-story building
- Linear plan
- Central Holding on lower level
- 4 courtrooms per floor
- Medium building footprint



D.1
- 5-story building
- C- shaped plan
- Central Holding on Level 1
- Up to 6 courtrooms per floor
- Large building footprint



D.2
- 5-story building
- C-shaped plan
- Central Holding on lower level
- Up to 6 courtrooms per floor
- Large building footprint

7.2 Courtroom Studies

Introduction

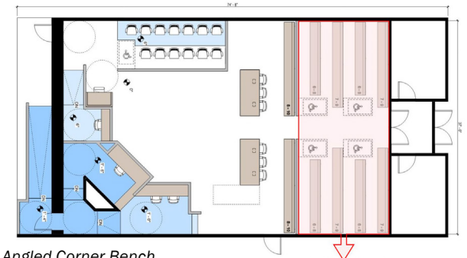
Courtrooms require large volumes of space and are the basic building blocks of the courthouse requiring more vertical floor to floor height and larger structural bay sizes than other functions within the courthouse. The design team worked with District, County and JP judges to identify the preferred size and layout of courtrooms early in the design process because these decisions inform available floor area and blocking and stacking exercises.

Methodology

This courthouse will include three different court jurisdictions (District, County, JP) that have slightly different needs. It is important to balance these needs with future flexibility and growth. For that reason, the design team recommended that County Court-at-Law (CCL) courtrooms should be able to accommodate District cases, and the JP courtroom should be able to accommodate County cases. This means that all District and CCL courtrooms will include a 14-person jury box, while the JP courtroom will include a 6-person jury box and more spectator seating than may otherwise be necessary for most JP cases.

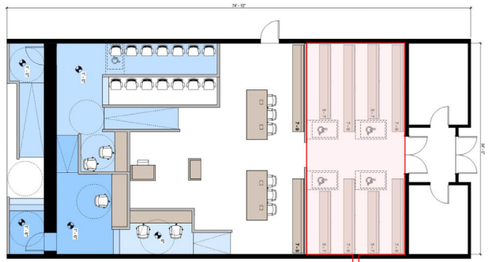
The design of a courtroom involves multiple key decisions that can affect the final size and layout:

- Orientation of judge's bench
- Witness box location
- Court reporter location
- Number of staff seated at the bench
- Number, size, and location of counsel tables
- Size and height of the jury box
- Amount of spectator seating



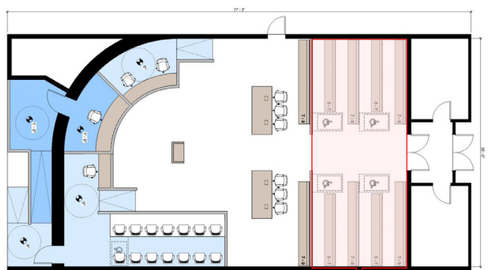
Angled Corner Bench

Gallery: 56 – 72 Spectators



Orthogonal Corner Bench

Gallery: 52 – 68 Spectators



Radial Corner Bench

Gallery: 56 – 72 Spectators

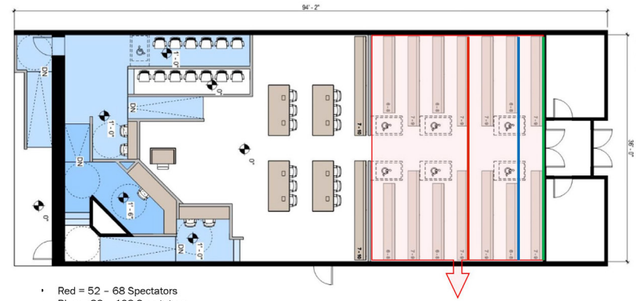
Outcomes

The design team began the discussion of courtroom layouts in Workshop 2 and presented several example layouts to the judges to gauge preferences on the above factors. Most judges confirmed the following:

- Witness should sit adjacent to the jury box
- Counsel tables should seat 3 people
- Court reporter should sit at the bench and not in front
- First jury row at ground level, second row at 1 step up
- Slight preference for corner bench

With these specifications in mind, the design team developed a series of corner bench layout options to present to judges at Workshop 3. Additional District judges were present at this workshop who had not attended Workshop 2, and expressed a strong interest in exploring a center bench layout.

The other main courtroom focus of Workshop 3 was the size of the spectator gallery. The judges confirmed that there was no need for a ceremonial courtroom that was larger than the others. Both District and CCL judges expressed a preference for the mid-range capacity: 82-108 spectators, with no desire for an additional pew in front of the rail behind the counsel tables.

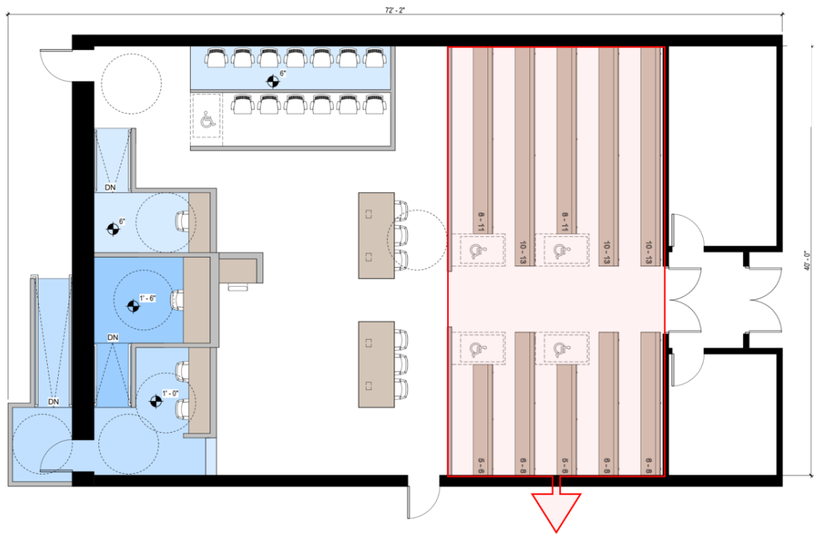


- Red = 52 – 68 Spectators
- Blue = 82 – 108 Spectators
- Green = 98 – 128 Spectators

Gallery: 98 - 126 Spectators

The design team held one final follow-up workshop with the District and CCL judges to revisit the center bench as requested and present final options. Ultimately, the District judges agreed to a re-centered bench configuration to maximize space efficiency while preserving the gravitas of a centered bench perspective. The diagram below represents the approximate layout of the standard District courtroom for the new Ector County Courthouse.

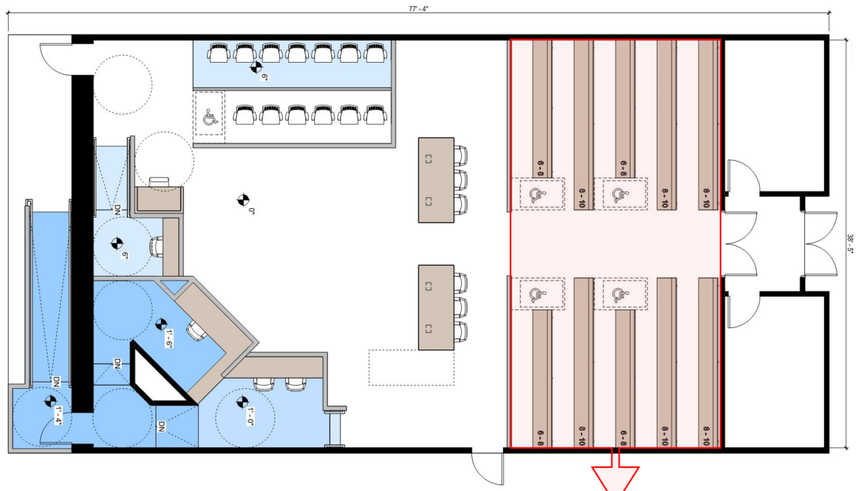
District Court Recentered Bench



Gallery: 74 – 97 Spectators

Because both the CCL judges and JP judges preferred a corner bench, it was agreed that two types of courtrooms would be provided for the building without losing out on the efficiency of standardization. Below is a diagram representing the approximate layout of all CCL courtrooms and the JP courtroom.

CCL and JP Court Corner Bench



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7.3 Final Options

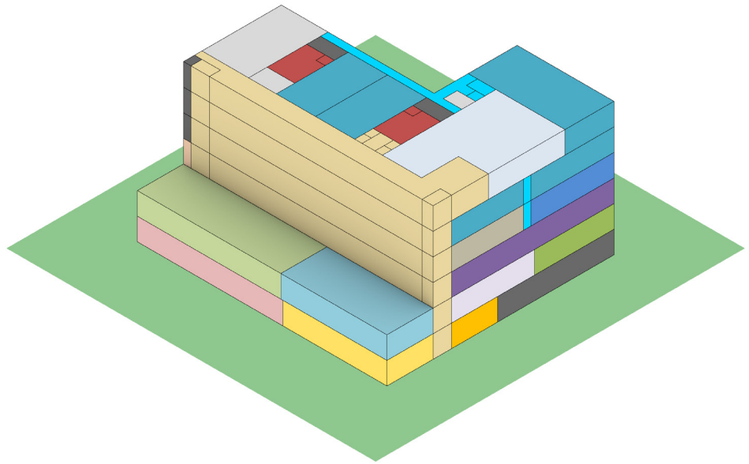
7.3.0 Introduction

A detailed study of courtroom arrangements was undertaken to evaluate size, configuration, orientation, and adjacency priorities. These studies focused on optimizing sightlines, acoustics, security, and accessibility while maintaining a dignified environment suitable for judicial proceedings. Multiple layouts were examined to analyze judge, jury, and public seating; evidence presentation technology; and the movement of in-custody individuals.

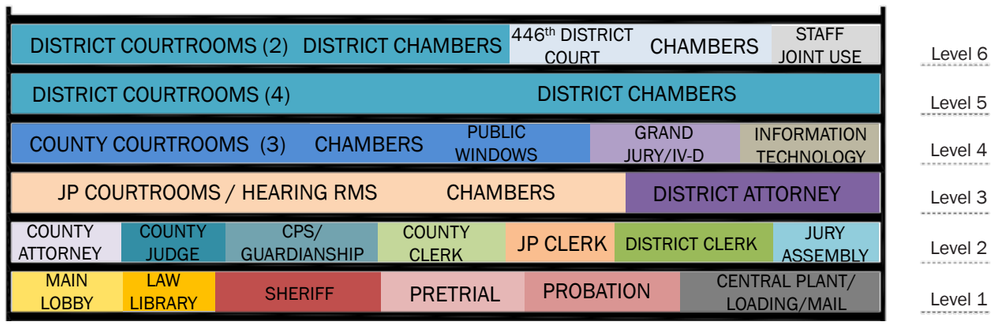
The team evaluated both standardized modular courtroom layouts and customized options tailored to the court's operational profile. Particular attention was given to the separation of circulation paths—public, restricted, and secure—to ensure that these flows never intersect. These studies also assessed back-of-house support spaces such as robing rooms, jury deliberation rooms, holding areas, and attorney-client meeting spaces. The result is a refined understanding of courtroom typologies that effectively balances functionality, dignity, and security.

7.3.1 Option A.2R: 6-Story Stacking

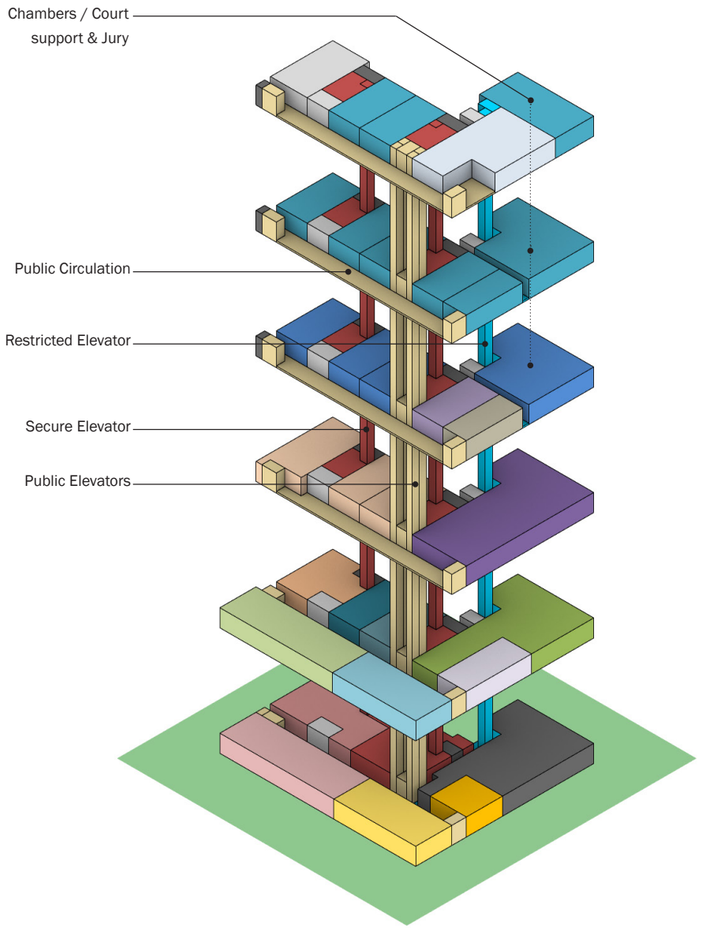
This 6-story stacking scenario is organized around the prioritization of high-use public functions housed on Level 1 and Level 2. The L-shaped plan of this scheme orients the public lobby toward the northwest corner facing the civic plaza. Courtrooms are arranged in a linear "bar" layout facing the civic plaza while chambers, court support, and jury spaces are collocated toward the west of the plan behind the courtrooms. The 4-courtroom length of this scheme allows the total area to take up a medium building footprint on the side. Central Holding and Building Support are on Level 1 in this scenario.



Stacking Diagram - 6 Story



Stacking Section - 6 Story



Circulation
- Public
- Secure
- Staff / Restricted

Level 6
- District Court
- 446th District Court
- Staff Joint Use
- Sheriff / Holding

Level 5
- District Court
- Sheriff / Holding

Level 4
- County Court-at-Law
- Grand Jury / IV-D
- Information Technology
- Sheriff / Holding

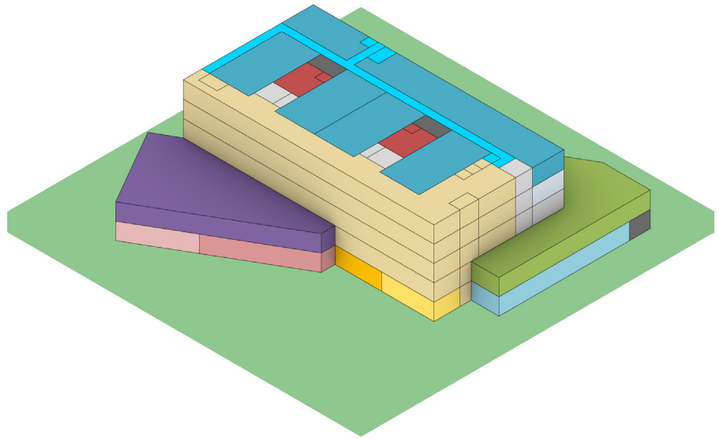
Level 3
- Justice of the Peace
- District Attorney
- Sheriff / Holding

Level 2
- District Clerk
- County Clerk
- JP Clerk
- Jury Assembly
- County Judge
- County Attorney
- CPS/Guardian

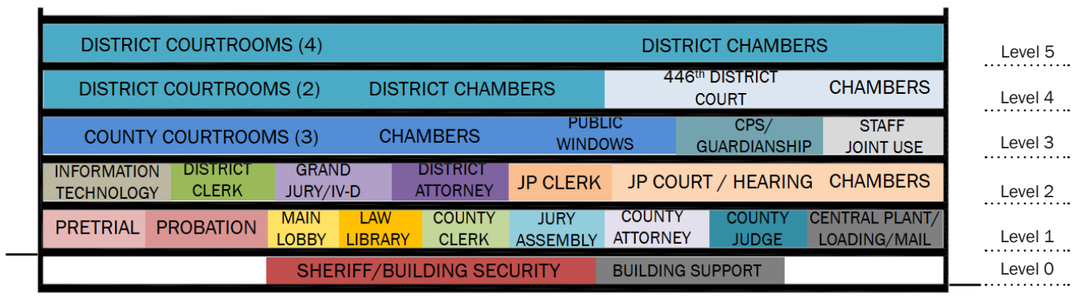
Level 1
- Public Lobby
- Law Library
- Pretrial / Post-Sentence Monitoring
- Adult Probation
- Sheriff / Central Holding
- Building Support

7.3.2 Option A.3: 5-Story Stacking with Basement Level

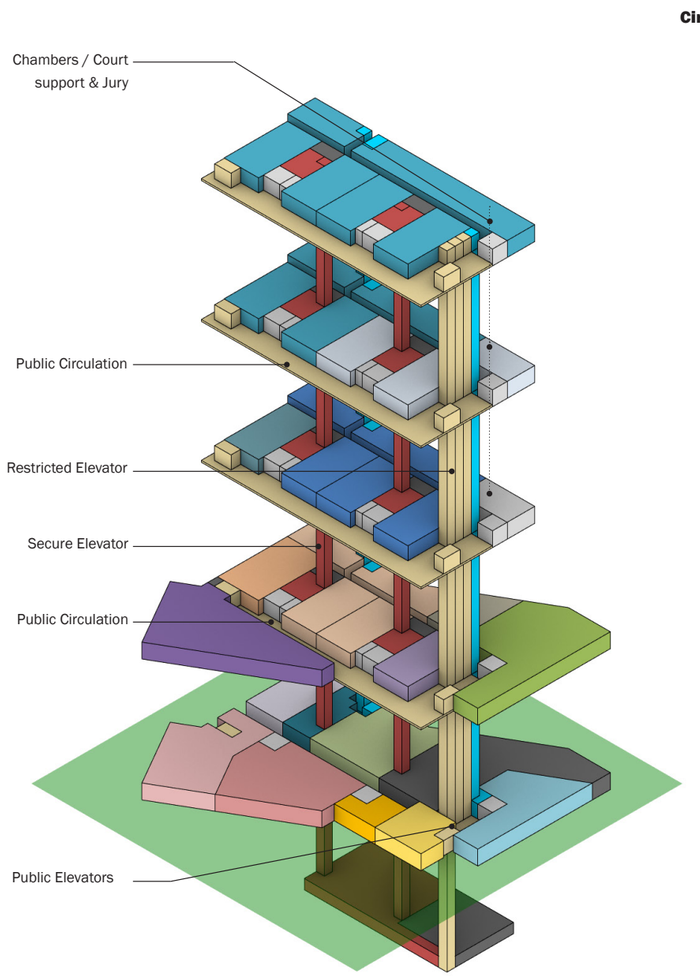
This 5-story scheme is organized similarly to the A.2R option. One key difference is that this scheme rotates several major components on Levels 1 and 2 relative to the main building massing. This rotation is placed to create an alternative relationship to the civic plaza and parking garage. The building massing is also directly affected by enlarging the first two floors, creating more area that protrudes further into the site. Central Holding and Building Support are located below grade in this scheme.



Stacking Diagram - 5 Story



Stacking Section - 5 Story



Circulation

Level 5
- District Court
- Sheriff / Building Security

Level 4
- 446th District Court
- District Court
- Sheriff / Building Security

Level 3
- County Court-at-Law
- CPS/Guardianship
- Staff Joint Use
- Sheriff / Building Security

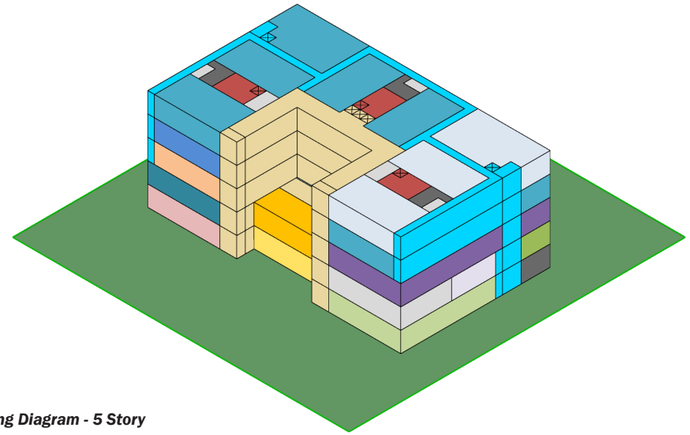
Level 2
- District Clerk
- JP Clerk
- Justice of the Peace
- District Attorney
- Grand Jury / IV-D
- Information Technology

Level 1
- Public Lobby
- Law Library
- County Clerk
- Pretrial / Post-Sentence Monitoring
- Adult Probation
- Jury Assembly
- County Judge
- County Attorney
- Building Support

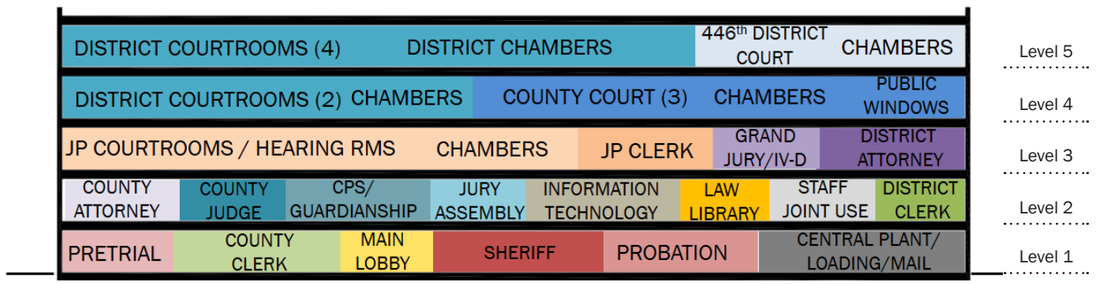
Level 0
- Sheriff / Building Security
- Building Support

7.3.3 Option D.2R: 5-Story Stacking without Basement Level

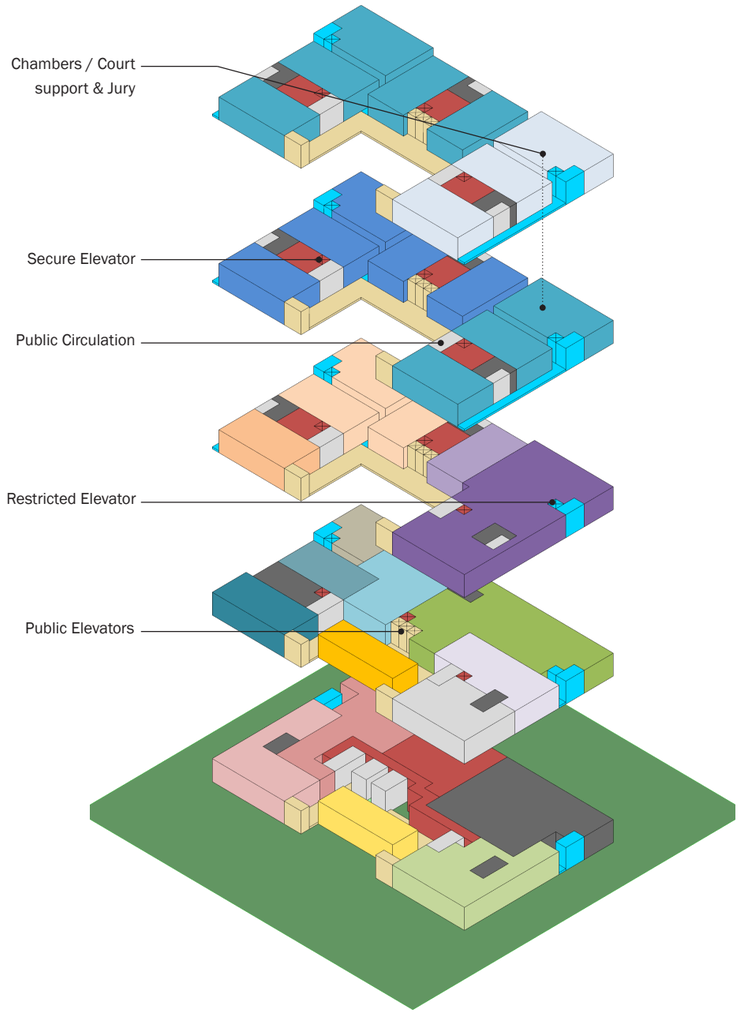
This 5-story stacking scenario is organized with 6 courtrooms per floor, unlike the previous two options that featured 4 courtrooms per floor. Larger floor area in this scheme allows the courthouse building to reduce to 5 stories without going below grade. The courtrooms take shape in a U-pattern, which creates a centric, symmetrical form with public waiting and circulation areas congregating in the center of the mass. Chambers, court support, and jury spaces are placed in the southeast and southwest corners. Central Holding and Building Support remain on Level 1.



Stacking Diagram - 5 Story



Stacking Section - 5 Story



Level 5
- 446TH District Court
- District Court
- Sheriff / Building Security

Level 4
- County Court-at-Law
- District Court
- Sheriff / Building Security

Level 3
- JOTP Clerks
- Justice of the Peace
- District Attorney
- Grand Jury / IV-D
- Sheriff / Building Security

Level 2
- District Clerk
- County Judge
- County Attorney
- Jury Assembly
- Law Library
- Information Technology
- Staff Joint Use
- CPS / Guardian

Level 1
- Public Lobby
- County Clerk
- Pretrial / PSM
- Adult Probation
- Sheriff – Central Holding
- Building Support

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8 Preferred Option

8.0 Introduction

Methodology

The design of a courthouse is a challenging and complex exercise, involving thousands of decisions across multiple strata of concerns. Courthouses require the integration of multiple physical systems, such as space planning and adjacencies, circulation, security, and technology. In addition, a courthouse must respond to the community in which it is located, properly addressing the context, geography, climate, and history. When successfully designed, a courthouse addresses the internal and external influences and constraints present, and distills them into a functional, safe, accessible, and efficient design that enriches the site and the community.

It is against this backdrop that the design team engaged Ector County stakeholders in a holistic design process. Community connections, civic expression, and functional planning all shaped the preferred option for the new Ector County Courthouse. The design simultaneously evolved from the outside-in and the inside-out to create a welcoming and inviting courthouse that bridges the functional demands of a modern courthouse with a prominent, recognizable, and welcoming civic image. The preferred design option focused on the following objectives:

Ease of Use and Wayfinding: Many of the visitors to the new Ector County Courthouse will be arriving here for the first time. Often under stress or with emotional trauma, visitors find themselves in unfamiliar surroundings where parking access, building access, and intuitive interior wayfinding can alleviate undue burdens. The design elevates the user experience to ensure justice is accessible for all members of the community.

Planning and Operational Efficiencies: The ample 2.3-acre site offered multiple building configurations to allow for the most operationally efficient and user-friendly layout. Specific to planning and operational efficiencies, the site allows for a large, usable building footprint. All high-volume functions are located on the first and second floor for ease of access and idealized on-floor adjacencies of key departments.

Staff and User Wellness: Access to daylight and views has been proven to increase employee productivity and reduce stress levels for the visiting public. Each occupiable floor of the building aims to maximize access to exterior views from public waiting areas and primary staff work areas and support spaces. Building orientation and planning look to provide connections to the larger context and relate the user experience to the new civic park to the north of the building.

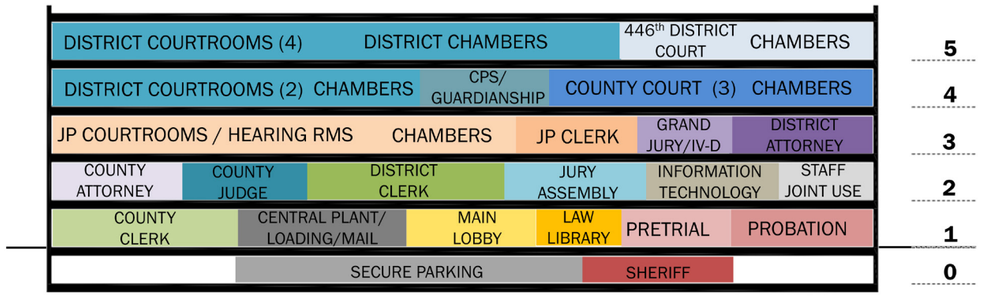
Value-Added Site Design: Site development strategies focused on establishing separate zones for public, secure, and service-oriented activities. Existing site grades and site access points became key project drivers for achieving universal accessibility and maintaining a prominent civic building presence on all sides of the courthouse.

Future Flexibility: Beyond the initial phase of construction, strategies for long-term use were incorporated into the design approach for the new courthouse. Careful placement of program areas and the connections to vital secure circulation infrastructure were part of the current and future thinking.

8.1 Preferred Building Concept

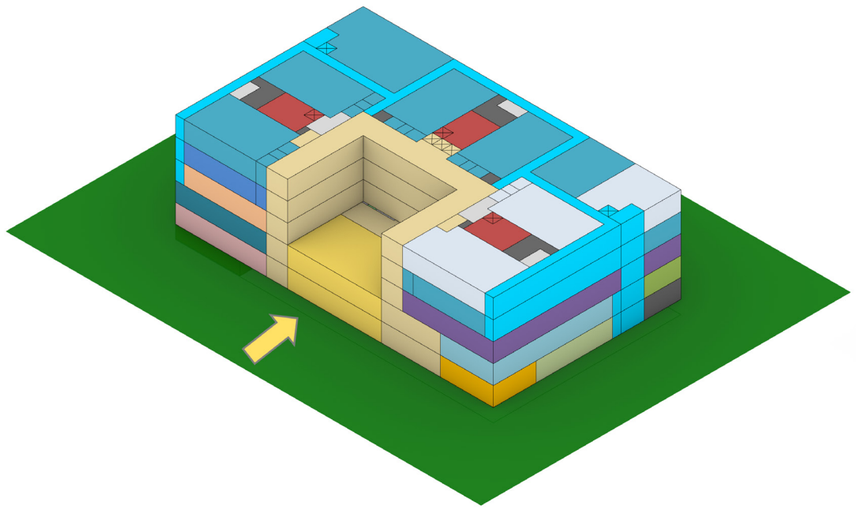
8.1.1 Blocking and Stacking

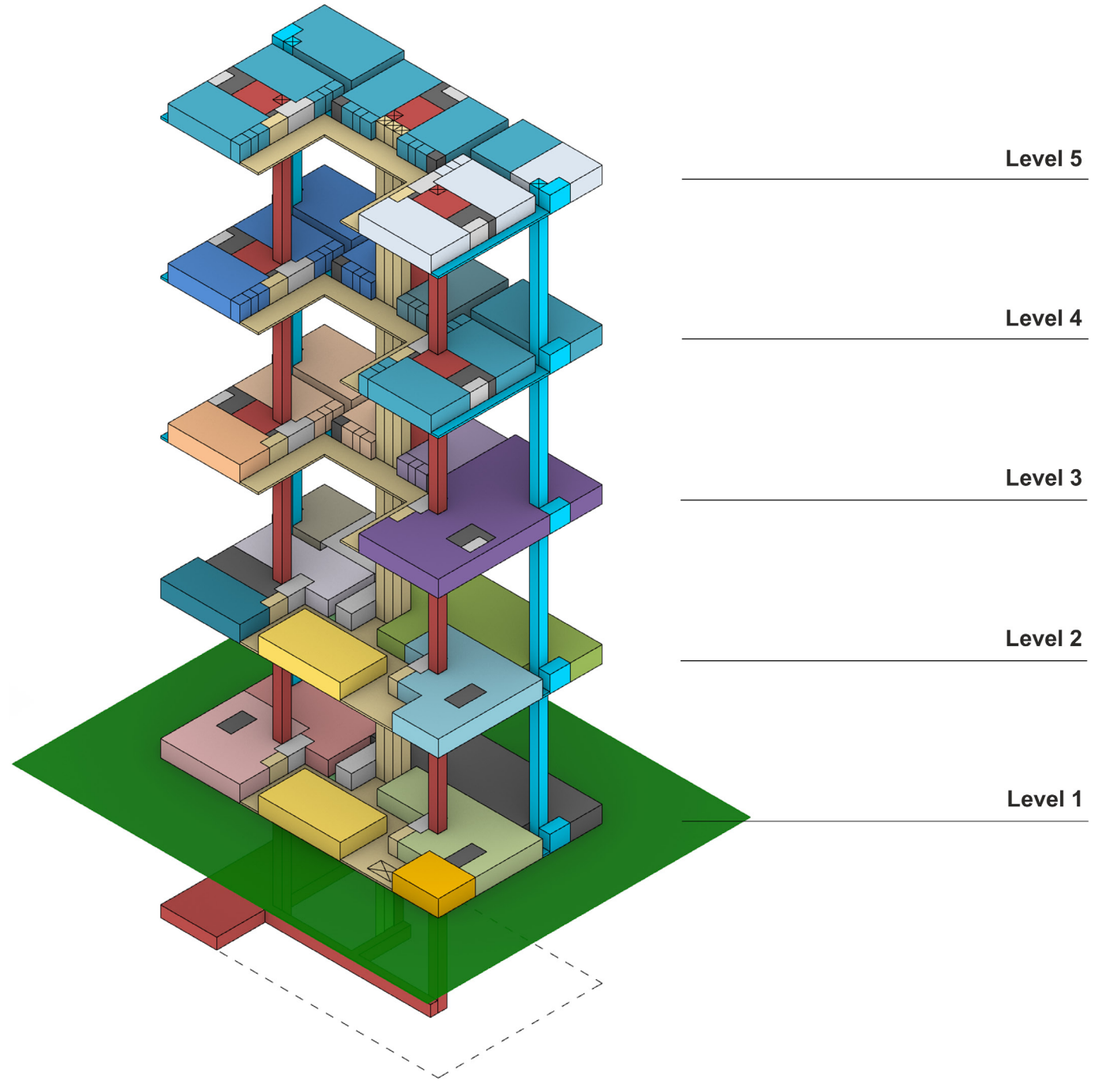
Ector County stakeholders selected Option D3 as the preferred building concept. Option D3 is a 5-story building organized around a planning module to achieve 6 courtrooms per floor.



The 5-story blocking and stacking strategy focused on the following organizational criteria:

- Program preferences for Level 1: Adult Probation, Pretrial/Post-Sentence Monitoring, County Clerk
- Program preferences for Level 2: District Clerk, Jury Assembly, JP Clerk
- Preference for court floors organized by court jurisdiction (District Court, County Court, JP Court)
- Preference for Central Holding below building (Level 0)
- Collocate Jury Assembly with District Clerk
- Legal Resource Center on Level 1 or Level 2
- Collocate County Judge with CPS/Guardian Courtroom

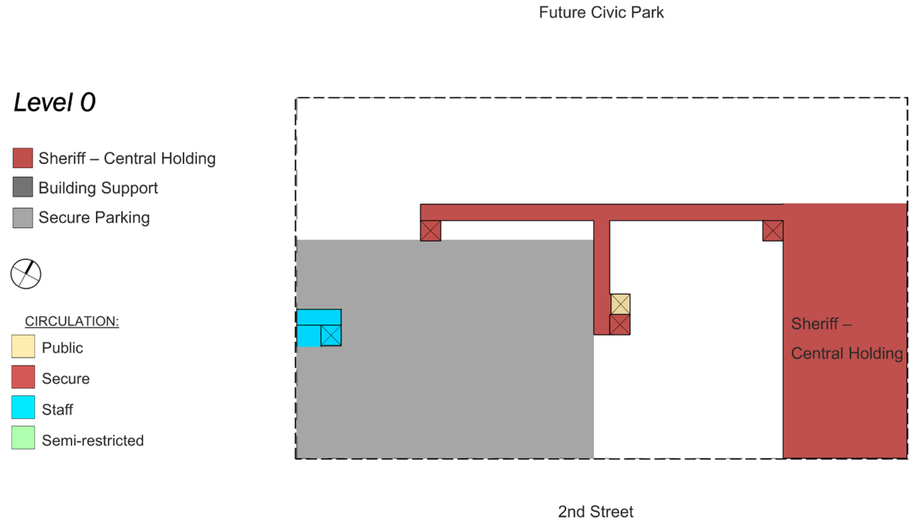




Department Plans

Level 0:

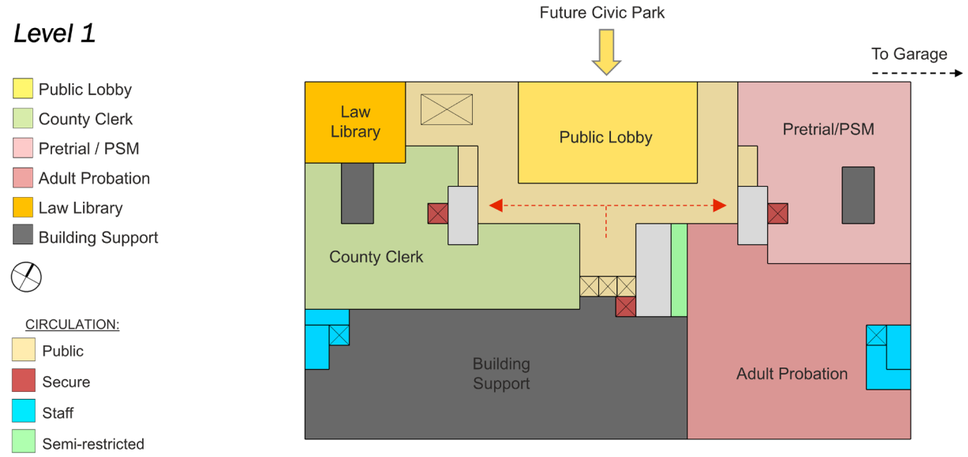
Level 0 (Basement Level) accommodates Central Holding and secure parking for elected officials, consolidating the courthouse's most security-sensitive functions below grade. This level is served by two separate vehicular access points: a secure parking ramp accessed from 2nd Street and Texas Avenue for elected officials, and a dedicated vehicular sallyport for sheriff vehicles transporting in-custody individuals. Central Holding is directly connected to secure circulation and dedicated elevators that connect directly to the courtrooms on upper levels while remaining fully separated from public and staff circulation. One public elevator will provide access to the lower level for attorney visiing purposes. Locating secure parking for elected officials on this level provides controlled, discreet access to the building and supports protected movement into restricted areas of the courthouse. A dedicated private, staff elevator will connect the secure parking area to the staff circulation corridors on the upper floors.



Level 1:

Level 1 functions as the courthouse's primary public-facing floor and accommodates services with high public interaction, including the public lobby and security screening, Legal Resource Center, County Clerk, Pretrial/Post-Sentence Monitoring, and Adult Probation. Locating these departments immediately past the secure public entry improves accessibility, simplifies wayfinding, and allows visitors to complete multiple court-related tasks in a single visit without traveling to the court floors.

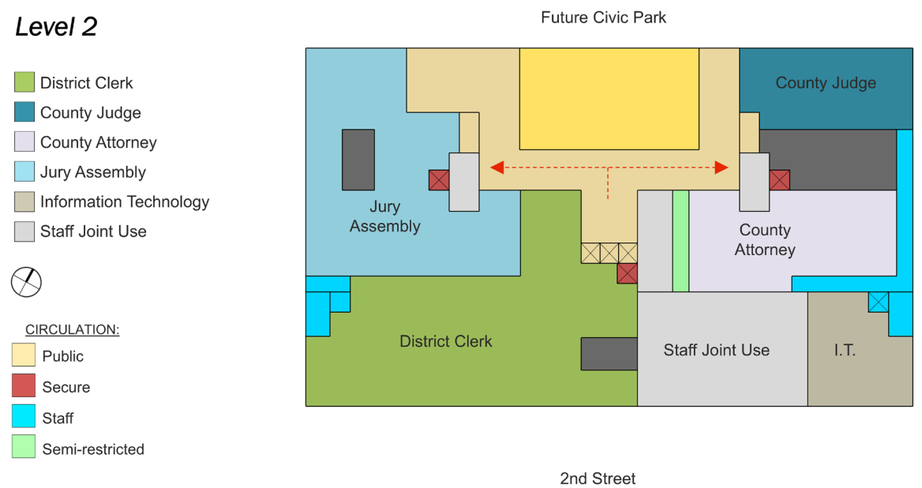
Pretrial/Post-Sentence Monitoring and Adult Probation are intentionally positioned on this level with visual connection to the public lobby to support courthouse security operations and limit travel of higher-risk populations further into the building. Building Support, including a grade-level loading dock, is also located on this floor to support daily operations and service access.



Level 2:

Level 2 houses Jury Assembly, District Clerk, County Attorney, County Judge, IT, and shared staff joint-use spaces. Jury Assembly is positioned near the District Clerk to streamline juror management and check-in, while remaining easily accessible to the public. This floor will be served by an open commuter stair to support usability and wayfinding for the high-volume functions on this floor. The County Attorney and County Judge are immediately collocated to support frequent interaction between the departments and high public traffic. The County Judge also has quick elevator access to the CPS/Guardianship courtroom.

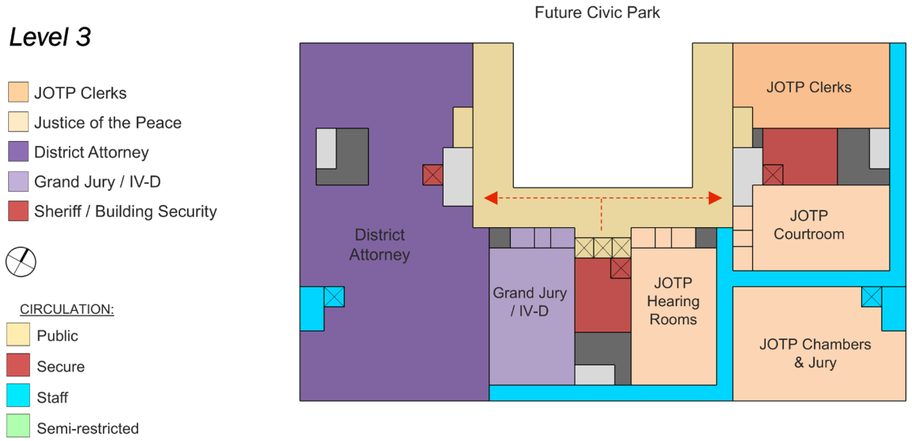
IT and joint-use staff spaces are centrally located on this level to provide efficient support across multiple departments and allow authorized staff to move through the building without relying on public circulation.



Level 3:
Level 3 houses all Justice of the Peace (JP) functions, including clerks, adjudication spaces, and chambers. Grouping JP spaces on this level simplifies public access and facilitates smooth coordination among judges, clerks, and court staff.

This level also includes the District Attorney's offices and the adjacent Grand Jury/IV-D courtroom, collocated to support the biweekly grand jury proceedings conducted by the District Attorney.

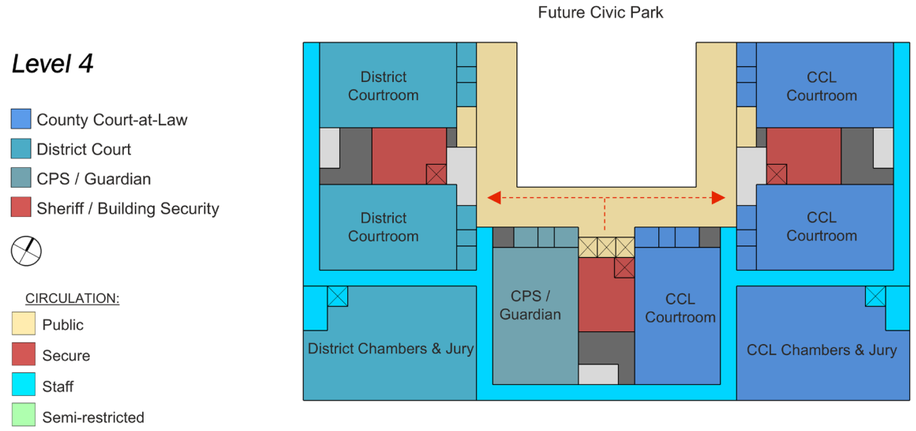
Both the JP courtroom and the Grand Jury/IV-D courtroom have direct access to adjacent in-custody holding areas. Although these courtrooms rarely hear in-custody cases, the connection provides flexibility for visiting judges or for District or County court proceedings. This layout maintains operational flexibility while keeping in-custody circulation separate from public and staff movement.



Level 4:
Level 4 begins the primary court floors, organized around a U-shaped arrangement of six (6) courtrooms: three (3) County Court-at-Law (CCL) courtrooms and chambers, two (2) District courtrooms with associated chambers, and the CPS/Guardianship courtroom. All courtrooms except CPS/Guardianship will include a 14-person jury box. Three (3) jury deliberation suites will serve the courtrooms on this floor according to the ratio agreed upon during programming. The courtrooms and chambers are arranged to facilitate judicial workflow and shared use of support resources, with chambers positioned to receive natural light and southern views out of the building along 2nd Street.

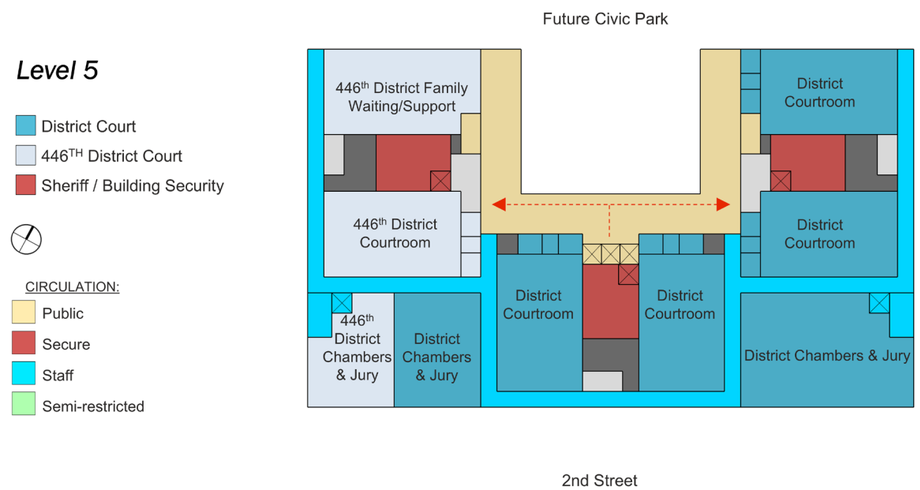
The County Judge has a clear and logical path to the CPS/Guardianship courtroom. Restricted staff elevators on both sides of the floor provide immediate access to all chambers areas, supporting efficient movement for judges and staff.

All District and CCL courtrooms on this floor have direct access to in-custody holding areas to support routine in-custody proceedings. The CPS/Guardianship courtroom also has direct access to in custody holding areas, providing flexibility for visiting judges or other proceedings that may require secure detainee access. In custody circulation remains fully separated from public and staff movement.



Level 5:
Level 5 continues the U-shaped arrangement with the remainder of the District courtrooms and associated chambers, including additional support spaces for the 446th District Court. The courtrooms and chambers are arranged to facilitate judicial workflow and shared use of support resources, with chambers positioned to receive natural light and southern views out of the building along 2nd Street. All courtrooms will include a 14-person jury box. Three (3) jury deliberation suites will serve the courtrooms on this floor according to the ratio agreed upon during programming. Restricted staff elevators on both sides of the floor provide immediate access to all chambers areas, supporting efficient movement for judges and staff.

All courtrooms on this floor have direct access to in-custody holding areas to support routine in-custody proceedings. In custody circulation remains fully separated from public and staff movement.



Ease of Use and Wayfinding:
The preferred concept promotes ease of use and simplifies wayfinding through a clear, legible design that gives visitors the ability to make visual connections and points of reference for navigational purposes. The building entry serves as the focal point for pedestrians arriving from the parking garage and Civic Park. An elevated but universally accessible civic plaza welcomes visitors from the north, east, and west.

A two-story colonnade and recessed entry clearly mark the main entrance and establish a strong visual landmark. At five stories above grade, the courthouse maintains a civic presence without overwhelming pedestrians. The design minimizes vertical circulation to improve functional efficiency and user orientation, and the building balances civic presence with ease of use and accessibility.

Inside the courthouse building, circulation extends from a central vertical core with direct visual connections to the adjacent Civic Park. From the main public corridor on each floor, visitors can see departmental service counters and courtroom entrances. Clear sightlines support intuitive navigation, particularly for first-time visitors or those under stress. An open commuter stair between Levels 1 and 2 connects high-traffic functions and encourages movement by foot.

Planning and Operational Efficiencies:
The preferred option achieves planning and operational efficiencies through effective use of the ample 2.3-acre site. High-volume functions are located on the lower floors to reduce reliance on elevators and stairs, in accordance with best practices in courthouse design. Departments with related functions share floors, and courtrooms are organized by jurisdiction to streamline operations.

Central Holding is located on the lower level to strengthen security and allow more public-facing services to occupy the first two floors. This arrangement improves service access for Ector County citizens while enhancing safety and control.

A founding principle of modern courthouse design is the presence of fully separated circulation systems for the public, staff, and in-custody movement, which will be incorporated into this building. These circulation systems interconnect where appropriate for staff efficiency while maintaining security throughout the building. Courtroom floors allow access to all courtrooms and support spaces on floors below without crossing public circulation zones. Sheriff, Clerk, and Court staff each operate within circulation systems designed to meet operational needs. This layout supports shared staff support spaces, long-term flexibility, and optimized security.

Staff and User Wellness:
The five-story design concept minimizes floor area to increase daylight and exterior views in offices and public circulation zones. All courtroom floor waiting areas on the upper floors are based on a single-loaded planning approach that focuses views from the public circulation and waiting zones out to the Civic Park to orient users and reduce stress levels.

Courtrooms will aim to incorporate clerestory windows to introduce controlled borrowed light. Departmental office areas are organized into “neighborhoods” that balance open workspace and enclosed offices along the perimeter of the building, allowing daylight and views to penetrate deeper into the floorplate.

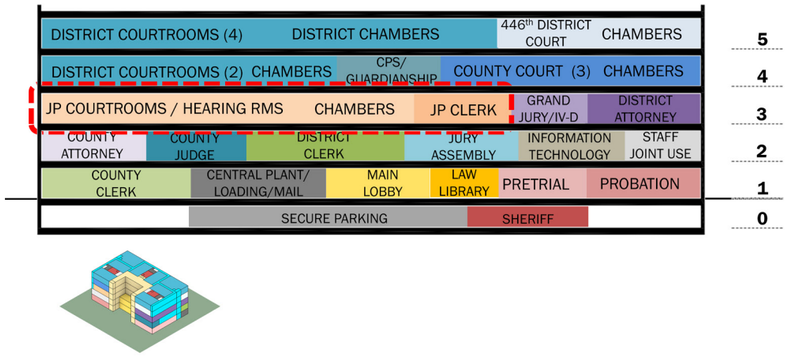
The courthouse should function as a walkable building to support user wellness. The central stair between Levels 1 and 2 encourages walkability over the use of the elevators when moving between the first and second floors to access high-volume public functions. Exit stairs along public and staff corridors support circulation between upper floors and reduce reliance on elevators. The preferred concept also incorporates outdoor amenities such as a staff patio or balcony to connect employees visually and physically to the Civic Park. These spaces support breaks, restoration, and overall job satisfaction.

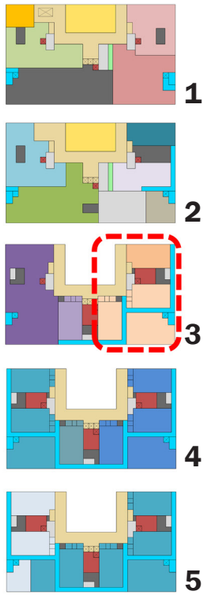
Value-Added Site Design:
The preferred design concept capitalizes on the natural grade change that occurs across the site from west to east and from north to south. This elevation change facilitates access to a lower building level that houses Central Holding and Secure Parking. Locating these functions below grade minimizes visual and operational impacts along 2nd Street. This strategy allows the courthouse to be sensitive to the presentation of the building along a heavily trafficked vehicle corridor while maintaining a dignified urban presence.

Future Flexibility:
The investment in the new courthouse must support generations to come, and accommodating future growth is important to the County. The design of the preferred option incorporates a displacement strategy wherein department space can be exchanged for future courtrooms within existing structural bays. Each option connects directly to the secure in-custody circulation system to maintain safety and efficiency.

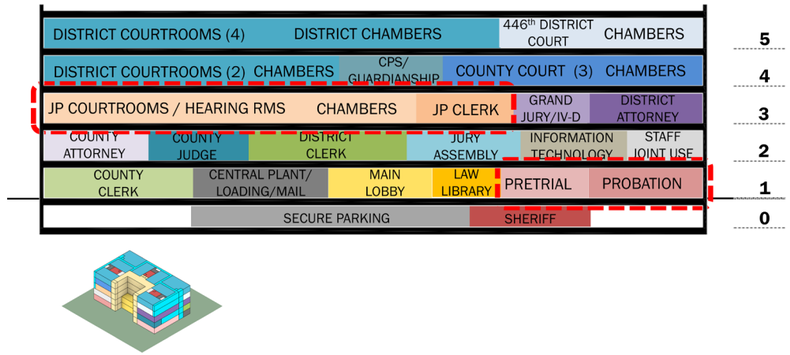
Up to 7 additional courtrooms can be added over time through these displacement strategies, ensuring the courthouse remains functional for many years. The recommended phasing strategy for replacing current departments with future courtrooms is discussed below.

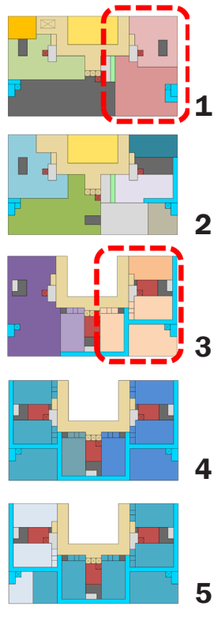
Phase 1: The first recommended displacement would target all Justice of the Peace (JP) functions on Level 3. While the project scope of the new Ector County Courthouse includes Justice of the Peace, it is common in other jurisdictions and often more convenient to locate the JP offices in their assigned precincts. Should Ector County wish to relocate the JP offices in the future or require additional courtrooms, that portion of the courthouse could readily be converted to 3 courtrooms, particularly because it is already laid out to accommodate chambers and adjudication spaces.



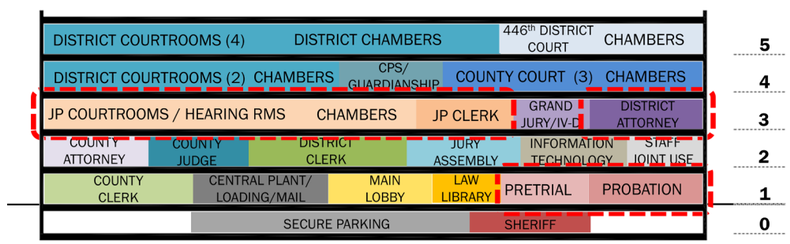


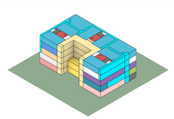
Phase 2: After Justice of the Peace, the next recommended displacement targets Pretrial/Post-Sentencing Monitoring (PSM) and Adult Probation on Level 1. The footprint of these departments could accommodate 2 additional future courtrooms and chambers. Furthermore, the functions of these departments are less tied in with court operations compared to other departments in the building.

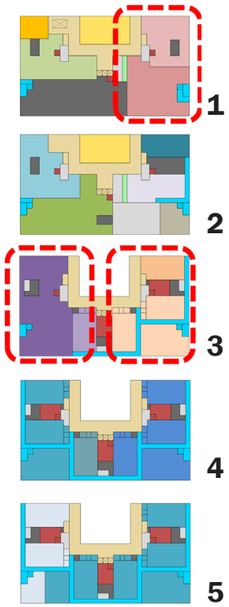




The final recommended displacement targets the District Attorney's office on Level 3. Like Pretrial/PSM and Probation, while it is convenient to house the District Attorney within the courthouse, it is not strictly necessary to operations. The District Attorney is also the largest single department by square footage and the footprint could accommodate 2 additional courtrooms and associated chambers.



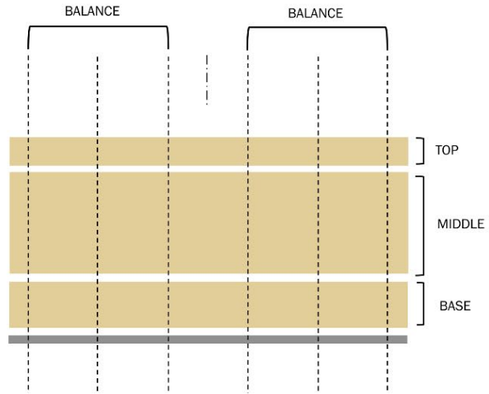




8.1.2 Exterior Design - Civic Expression

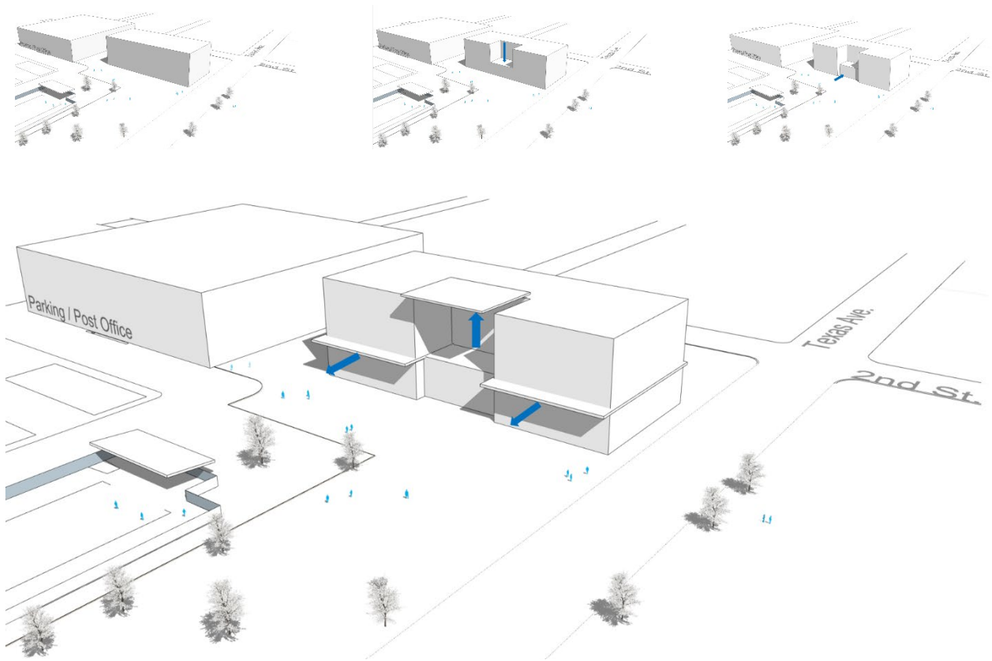
The new Ector County Courthouse is the primary component of an urban redevelopment plan for a 5-block area in the heart of downtown Odessa. Its placement and prominence within the overall development plan highlight the layered opportunities in the evolution of the building's civic expression.

First and foremost, the courthouse must be recognizable as a building of importance, differentiating itself from the neighboring commercial architecture. The exterior draws on traditional architectural language found in the original Ector County Courthouse and organizes the massing into a defined base, middle, and top to convey permanence and civic identity. The building's traditional vertical stratification is partnered with a symmetrical plan configuration creating an overall balance in the exterior design.



Building Massing and Proportion Analysis

The main entry expresses civic presence at both the pedestrian and skyline scale, with a vertically articulated entry element and integrated County seal. At the pedestrian scale a 2-story colonnade extends the length of the north facade addressing the new civic park. The colonnade functions as a connecting element across the elevation serving the courthouse and individuals circulating across the site to the library. At the center of the building the porch concept extends vertically, giving added presence and recognition to the courthouse entry. The building massing steps back at the entry pavilion to draw people into the courthouse realm.

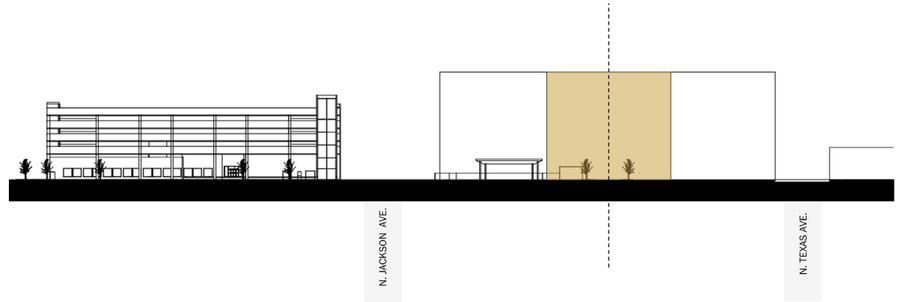


Courthouse Massing Concept

Secondly, the architecture of the courthouse must connect axially and urbanistically with the other elements of the downtown masterplan: Civic Park, Public Library, and Parking Garage. The courthouse will serve as a visual anchor and the connective tissue to this collection of structures and site features. It does not function as a background building but should project a defining presence within the site.

Pedestrians approaching from the east and west, particularly from the parking garage, arrive at a clearly defined civic “front porch” that welcomes the public to the courthouse building. The courthouse plaza transitions the expansive scale of Civic Park into a more intimate and approachable civic space. The building entry also realigns movement and views toward the northeastern edge of Civic Park, strengthening the connection between Odessa College and the vacated Texas Avenue corridor.

To reinforce the building’s visual connection to the civic plaza and highlight its symmetrical form, the courthouse is positioned on the westernmost edge of the site to create a direct relationship between the courthouse and the new civic plaza. The entry and multi-story porch align with a new linear plaza to the north creating a gateway approach across the civic park. Integrating the courthouse design into the larger urban site solution elevates the user experience and the overall character of downtown Odessa.



Site Section - Courthouse Connection to Civic Plaza

Finally, material selections, window patterning, and exterior detailing capture the spirit of a site-specific design grounded in the character and spirit of Ector County. Designing from the inside-out and from the outside-in, the preferred option has equally considered user experience and exterior expression. Views from the interior out to the Civic Park define moments of transparency in the building façade and capitalize on the favorable solar orientation of a north facing elevation. Court floor waiting areas with daylight and views create calm, comfortable spaces for those individuals appearing in court. Solid areas of the exterior will explore the use of large, light-colored architectural precast panels or regional stone panels for durability and sense of permanence. Because the building is visible from three sides, each elevation receives equal attention to ensure a consistent civic character on all frontages and avoid expressing a perceived “back” of the building.

During future design phases the relationship between the building interior and exterior design will be an important driver in refining the exterior design. The project definition report presents the culmination of a collaborative process and design decisions that will continue to influence architectural development of the new courthouse.

North View: Civic Plaza Approach

Northwest View: Approach from Civic Park

North View: Texas Avenue and 4th Street

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9 Design and Systems Narratives

9.1 Civic Campus Experience

9.1.1 Parking Garage

The New Ector County Courthouse Parking Garage will occupy an entire city block located at the northwest corner of Hancock Ave and 2nd Street in Downtown Odessa, Texas. In addition to serving staff and visitors to the courthouse, the garage will serve a mix of staff and visitors to three other groups to be located jointly on a new 17-acre multiblock site: the new Public Library, civic plaza, and the new United States Postal Service (USPS) facility to occupy the ground floor of the parking garage. The Ector County Courthouse Parking Garage will offer an important addition to the Odessa Community: safe and convenient downtown parking for a diverse group of users, helping to infuse a new level of urban energy to the heart of Odessa.

Further detailed information on the parking garage can be found in the Ector County Courthouse Parking Garage Project Definition Report.

9.1 Civic Campus Experience

9.1.2 Civic Park

Introduction

This landscape narrative reflects an understanding of how people approach, move through, and gather on the site of the civic campus that will be developed in conjunction with the new Ector County Courthouse project. Circulation patterns, adjacencies, and the character of each space will shape a cohesive experience that aligns daily public use with the campus's civic identity. Specific elements and details will be further refined in subsequent design phases as the project evolves.

Activities and Events

The Ector County Courthouse Civic Plaza is envisioned as a cultural and green oasis that welcomes all. It will serve as a central gathering space that supports both daily use and major community events. The Plaza creates a strong physical and visual connection between the Courthouse, Post Office, and Library, reinforcing its role as the heart of the civic campus.

Visitors arrive at the campus and are guided by clear, welcoming signage to accessible parking in the garage or to on-street parking along Grant Avenue, Jackson Avenue, and 3rd Street, as well as surface parking off 2nd Street near the library. Secure parking for elected and designated officials is accessed from 2nd Street, maintaining appropriate separation for operations while supporting a welcoming public realm.

Downtown restaurants and food trucks along 4th Avenue activate the north side of the Plaza, allowing visitors to dine and gather in shaded outdoor seating areas furnished with movable tables and chairs. These flexible spaces support spontaneous use, informal meetings, and social interaction throughout the day.

The terraced great lawn serves as a signature gathering space designed for all ages and abilities, hosting movies, concerts, holiday celebrations, and Fourth of July fireworks. Along the Texas Avenue axis near the courthouse entrance, a designated area accommodates annual civic events and permanent tributes honoring celebrated and memorialized citizens of Ector County.

Built-in amenities support art exhibitions, pop-up markets, and Small Business Saturday events, making the Plaza an attractive, efficient venue for artists and vendors while reinforcing its role as a year-round destination for the community.

Landscape Experience

Visitors are welcomed by the calm, cool understory of plaza trees, which provide dappled light during the day and attractive night lighting after dark. Shade canopy and tree cover enhance comfort throughout the Plaza, supporting both daily use and special events. The landscape is designed for low maintenance and limited precipitation, with plantings selected to perform well in the local climate.

Water efficient landscape groupings organize native and adapted trees and perennial plantings by similar water needs, supporting long-term performance and consistency across the site while demonstrating practical, attractive landscape options for community spaces.

9.1.3 Courthouse

Introduction

A cohesive campus design relies on the Courthouse, Civic Park, Public Library, and Parking Garage working in harmony to support a holistic civic experience. The Courthouse, Library, and Parking Garage will frame the southern edge of the Civic Park and will anchor the district within the downtown corridor between the site and the Marriott Hotel and Conference Center to the north.

The Civic Park will function as an open-space centerpiece within the urban setting, returning valuable public space to the community and strengthening the overall downtown experience. While the Courthouse and Library will have distinct architectural identities, both will engage the public realm in a meaningful way and blur the edges of the primary Civic Park with the civic edges of each building.

Courthouse

In keeping with the goal of delivering a courthouse that is timeless and prominent, the design of the new Ector County Courthouse advances two guiding goals. First, the architecture anchors the building in its local context and reflects the character of Odessa. Second, the design expresses the dignity and honor of the courthouse through form and material, allowing the building's civic purpose to read clearly from the exterior.

The courthouse volume emphasizes vertical proportion accelerating the building expression toward the sky, referencing traditional civic architecture. Each elevation balances solidity and transparency to reveal views out to the surrounding context and bring daylight to the occupied interior spaces. This functional driven approach ensures meaning and impact for window locations to be responsive to building performance criteria and project cost.

9.1.4 Traffic

Introduction

This design narrative documents existing 2025 traffic conditions in downtown Odessa, Texas, as well as the anticipated operational impacts associated with planned roadway closures surrounding the new Ector County Courthouse project. Volume II: Appendix of this report includes all exhibits cited in this narrative.

The study area includes the primary roadway network and intersections that provide access to and circulate around the proposed courthouse site. Baseline AM and PM peak hour traffic volumes were collected for all study intersections and adjacent corridors; these are illustrated in Volume II: Appendix Exhibit 3, with full turning-movement counts provided.

These existing conditions establish the foundation for evaluating how downtown traffic currently operates and how it is expected to adjust under future scenarios. This narrative builds upon that baseline by incorporating roadway closures, traffic redistribution patterns, and forecasted background growth to understand the network's ability to accommodate long-term changes related to the courthouse project. A vicinity map of the study area is provided in Volume II: Appendix Exhibit 1 for reference.

Access Locations

This narrative provides an overview of potential access locations for the new courthouse site; however, it does not include an operational analysis of site driveway conditions. Final driveway locations, the number of access points, and the amount of parking or specific uses served by each driveway are still being refined. As those elements are further developed, a more detailed assessment of access operations will be completed as part of the final Traffic Impact Analysis (TIA). In the interim, this narrative offers high-level planning insight into appropriate driveway positioning and general access functionality.

In coordination with TxDOT and the City of Odessa, the study reviewed feasible access options for the courthouse block. TxDOT maintains jurisdiction over 2nd Street (Business I-20) and Grant Avenue, and driveways along these corridors must comply with the TxDOT Access Management Manual. All other driveway locations are subject to Odessa's Division 3 Right-of-Way Construction standards. Exhibit 2, found in Volume II: Appendix illustrates the conceptual access plan for the site based on current design information.

The recommended approach consolidates access points to a limited number of locations that meet applicable spacing requirements and align with opposite streets where possible. This configuration supports a safe and efficient circulation pattern while minimizing conflicts at adjacent intersections. Based on existing traffic conditions, no access-related operational issues were identified at these preliminary locations.

Primary ingress and egress to the site will be provided from Grant Avenue, with two main access points served by existing traffic signals:

- Grant Avenue at Texas Avenue (north leg): This access point, located at the former Texas Avenue connection which will be permanently closed, will utilize the existing traffic signal to manage ingress and egress for the library, courthouse, and other associated site uses.
- Hancock Avenue north of Grant Avenue: This driveway, positioned just upstream of the Hancock/ Grant Avenue traffic signal, will function as the primary access point for the Phase 1 structured parking garage and is expected to accommodate the majority of site-generated traffic.

Additional smaller access points are anticipated to serve surface parking areas and service drives around the site, as shown in Exhibit 2 in Volume II: Appendix. These will be refined as the site plan progresses and will be evaluated further once parking supply and building program elements are finalized.

Conclusions and Recommendations

Across both the AM and PM peak hours, the roadway network continues to function efficiently under the 2027 background volumes with the planned roadway closures in place. Most intersections experience negligible changes in delay, generally on the order of 0–1 second per vehicle, indicating that the redistribution of traffic across the downtown grid does not significantly alter intersection performance. Similarly, increases in queue lengths are minor at the majority of locations, typically ranging from 15–25 feet, or approximately one vehicle length, which is well within available storage at the study intersections.

The most notable operational changes occur at 4th Street and Grant Avenue, where westbound delay and queueing increase more substantially. Westbound queues increase by roughly 3–5 vehicles, reflecting localized rerouting effects associated with the closure of Texas Avenue and the removal of the westbound leg at 3rd Street. Even with these increases, overall intersection operations remain within acceptable thresholds.

Importantly, no intersection experiences a change in overall level of service (LOS) between the existing and closure scenarios. All locations maintain LOS values consistent with 2025 conditions, demonstrating that the downtown street network has sufficient capacity to accommodate the redistributed traffic.

Despite the removal of two grid connections – Texas Avenue (2nd to 4th) and 3rd Street (Jackson to Grant) – the network continues to operate effectively with only isolated minor effects. These findings indicate that the planned closures can be accommodated without degrading overall traffic operations in the study area.

Based on the operational results and anticipated traffic patterns with the planned roadway closures, the following traffic control adjustments may be appropriate and should be finalized in the full Traffic Impact Analysis (TIA):

- Removal of the traffic signal at 4th Street and Texas Avenue, as projected volumes and circulation changes suggest the intersection may operate effectively under stop control
- Evaluation of a westbound right-turn lane at 2nd Street and Texas Avenue to meet TxDOT volume thresholds and improve flow along the Business I-20 corridor

These recommendations are preliminary and will be refined as site access, parking, and circulation plans are fully developed in the TIA.

9.2 Exterior Materials

Introduction

This section briefly describes the anticipated exterior materials and systems for the new courthouse. As the design develops, these selections may change. At this stage, the intent is to define the building's character and establish order-of-magnitude costs to confirm exterior budget parameters.

Exterior Systems

The building enclosure consists of materials and assemblies that create separation between interior occupied space and the exterior environment. The building enclosure includes above and below grade foundation walls, below and at grade slabs, opaque exterior walls, glazed framing systems, fenestration, doors, roofs, horizontal waterproofing assemblies, and soffits at exterior spaces. The building enclosure will be designed and constructed to control water penetration and air leakage, vapor diffusion, and thermal transfer – the building's control layers – while accommodating anticipated differential movement and withstanding structural loads. Successful performance of the building enclosure will be achieved by careful selection of materials and assemblies and continuity of each of the building's control layers at transitions and terminations.

Exterior Materials

The exterior material selection for the Ector County Courthouse will be thoughtfully considered to convey a sense of dignity, permanence, and safety. The materials chosen should reflect the values of the facility and are intended to create a welcoming and reassuring environment for all users and occupants of the facility.
Anticipated exterior enclosure materials may include:

- Architectural precast with integral color
- Natural stone panels
- Metal panels
- Aluminum curtainwall system
- Storefront system
- Aluminum solar shading
- Rooftop equipment screen wall (limit sightlines from ground to roof)

Facade Glazing

The exterior glazing design for the new courthouse will balance the needs for transparency, security, and energy efficiency. Glazing materials and the configuration of glass panels should provide an appropriate level of visual access while maintaining the privacy and safety of the occupants. The distribution of glazing will promote trauma-informed design principles, encouraging healing, comfort, and security. Staff and visitors receive ample access to daylight and views throughout the building via the exterior design approach. Views to the new Civic Park will play a primary role in establishing visual connectivity between interior spaces and the site. The positive effects of views to nature on stress reduction are well documented and inform the design approach.

In addition to these benefits, glazing properties, proportions, and placement work in coordination with the building massing to deliver daylight deeper into regularly occupied spaces. Analysis of the building envelope will guide the glazing percentages for each façade based on solar studies and heat load upon the façades.

Anticipated glazing types may include:

- Insulated glazing
- Tinted and clear vision glazing
- Spandrel glazing to match vision glazing.
- Ballistic rated glazing

Roof Systems

Roof System: Modified Bitumen Roofing with white top layer per sustainable requirements
Roof Accessories:

- Roof Hatches: minimum 30"x60" roof hatch with safety railing systems and ladder up system on the access ladder
- Roof Jacks: Pre-molded EPDM rubber with clamping rings
- Equipment Curbs: Custom fabricated pre-engineered insulated metal curbs (see mechanical narrative)
- Walk Pads: Molded modular walk pads adhered to roofing membrane in a contrasting color from roof access points to all rooftop items which require regular maintenance access
- Scuppers, Conductor Heads, Gutters, and Downspouts: A60 galvannealed steel sheet in gauges and forms per SMACNA standards
    - » Factory finish with minimum 2 coats 70% fluoropolymer coating system
    - » Secure to building elements as recommended by SMACNA
- Insulation: Minimum R-40 continuous insulation

Building Lighting

Exterior building lighting shall be provided to highlight the entry and select exterior building features. Site lighting shall be provided at levels required to provide adequate light for security cameras.

Doors

- Entry Doors: Custom designed, brushed stainless steel doors and frames at entry
- Overhead Doors: Roll-up metal slat type doors with electric operators to be painted a custom color. These doors will be used at the sally port, loading dock and service access points.
- Miscellaneous Doors: Painted standard hollow metal doors and frames at other exterior conditions.

Other Features

- Handrails: Custom design aluminum handrails will be used as required at the plaza steps
- Provide a handrail every 9 feet along the steps. Utilitarian rails in other necessary locations will be stainless steel pipe railings
- Flagpoles: Provide for three aluminum flagpoles up to 40 feet in height, at the main entry plaza
- Window washing system: Fixed davit system that the window washing contractor's equipment can be fastened to
- Waterproofing: A waterproof coating will be provided on all below grade surfaces

9.3 Interior Materials

Introduction

This section briefly describes the interior design intent and materials for the new courthouse. At this early phase, the overall character of the building is being established; the interior architecture will evolve in tandem to support the holistic design intent. As the design progresses in upcoming phases, the interior material selections may change, but the overall goals should remain the same. The following descriptions can be used to establish order-of-magnitude costs and confirm the budget. Refer to the Room Data Sheets in this document for further information on material application.

Public Entry and Circulation

The public entry lobby is a welcoming and functional space, designed to enhance the visitor experience with a light-filled, high-volume area and intuitive wayfinding. Security is the top priority of this facility. Upon entry into the lobby, security equipment is seamlessly integrated into a millwork enclosure, ensuring the safety of visitors, staff, and deputies while maintaining the space's aesthetic integrity. The exit vestibule, distinct yet visible from the security area through a glass wall, effectively directs the separate flow of traffic.

The materials in the public entry and circulation areas serve as an elevated transition from the exterior and offer durability and ease of maintenance that will be consistent throughout the public areas. The design aesthetic is transitional, in keeping with the building's design. The material selections and detailing convey dignity and the importance of the activities inside.

Anticipated interior materials may include:

- Terrazzo flooring and base, three colors
- Stone wainscot
- Wood wainscot, paneling, and accents throughout
- Painted gypsum walls
- Acoustic wall treatments
- Acoustic ceiling panels, painted gypsum, and soffits with integrated cove lighting
- Decorative lighting

Courtrooms

The courtroom design will create a transitional theme that respects the dignity of the courts. Wood wainscoting with gyp and acoustic treatments above supports a focal wall of thoughtfully detailed wood behind the judge to enhance the gravity of the room. Intentional design of surrounding walls allows daylight to infiltrate where possible. High ceilings convey the space's importance, while concealed and decorative lighting enhance the overall look. Integrated mechanical systems support a polished, quiet aesthetic. All areas of the courtroom will be accessible. All fixed and loose furniture will coordinate with the architectural woodwork of the space. Doors will be full-height wood with wood frames. All room technology will be built-in and integrated into the design.

Anticipated materials may include:

- Clear stained wood paneling and millwork
- Carpet floors, a minimum of two coordinating patterns/textures
- Acoustic ceilings with wood and gyp accents
- Millwork: Level 3 fiberglass ballistic panels in front face and return of Judge's bench, wood veneer on all visible edges, laminate on all internal surfaces
    - » Solid quartz top caps, edge trim around bench, jury box; all built-in millwork
    - » Wood millwork: lecterns, counsel tables, court reporter, clerk, court coordinator, spectator pews
    - » Jury pedestal chairs
- Graphic seal: 2' diameter cast bronze
- Specialties: wall clock, flagpoles (U.S. and State of Texas)
- Wood handrails with metal trim and fasteners
- Shades where applicable: motorized, dual-roller shades, blackout and 5%

Judicial Chambers/Administrative

The design of all workspaces will convey a professional and functional aesthetic that is in keeping with the overall building design. The Judicial Chambers will convey greater gravity and decorum than a typical office; they will feature more wood and may include detailing related to the courtroom.

Anticipated materials may include:

- Standard carpet and upgraded carpet with pad for Judicial Chambers
- Wood base and/or datum throughout
- Painted gypsum walls
- Acoustic ceiling panels with gyp bulkheads/accents in open areas

General Departmental Workspaces

The design of the open workspaces and enclosed offices will convey a professional, functional aesthetic while remaining easy to maintain. The overall design will implement workplace strategies that focus on attraction, retention, and employee satisfaction. Access to daylight is essential for all workspaces.

Anticipated materials may include:

- Carpet tile
- 4" continuous coil straight rubber base at carpeted areas and cove at resilient flooring
- Linoleum and/or PVC-free resilient flooring at break, galley areas, and copy rooms
- Door frames will be aluminum or low-profile hollow metal
- Painted gypsum walls
- Acoustic ceiling panels with gyp bulkheads/accents in open areas

Restrooms

Ease of maintenance, water/chemical resistance, and timeless aesthetic will be the primary considerations in the design and selection of finishes for all restrooms. Rooms shall be well-lit with even lighting above stalls and mirrors. All employee restrooms, including staff spaces in the in-custody areas, are to be treated with similar materials for a similar aesthetic.

Anticipated materials may include:

- Large-format, rectified porcelain tile with minimal grout lines
- Porcelain tile to be full height on the wet wall and a minimum of 6' AFF on all others
- Ceiling to be painted gypsum with cove lighting
- Toilet partitions will be ceiling-hung phenolic or recycled HDPE with minimal gaps, durable hardware, similar to Scranton products Hiney Hiders
- Vanity counter to be a solid quartz material with under-mount sinks
- Accessories: stainless steel, fully recessed

In-Custody, Secure Holding Areas

- Flooring: Primecoat Resinous with integral resinous base
- Walls will be 8" CMU, detention-reinforced, and grouted; with low-VOC epoxy paint, two colors minimum
- Select walls may include Rampart, or similar impact resistant decorative wall protection
- Ceilings: 14-gauge perforated detention metal plank ceilings
- Juvenile spaces may include faux-wood metal ceiling panels and wall and/or flooring accent colors
- Millwork to be solid surface
- Elevator to be abuse-resistant, seamless stainless steel with anti-slip floor and secure metal ceiling

9.4 Wayfinding and Signage

Visitors arriving to the courthouse by automobile are guided by elegant, freestanding directional signs that lead them seamlessly to the parking garage or passenger drop-off zones. The vehicular signage communicates with clarity and precision, using concise messaging and intuitive directional arrows. The color, scale, and materiality of the signage echo the architectural language of the courthouse, creating a cohesive arrival experience. Subtle, unobtrusive messages direct service vehicles and in-custody transport vehicles to the loading dock and vehicle sallyport. A monument-style sign crafted from complementary building materials marks the courthouse entry to provide a clear sense of arrival. The entry sign features halo-illuminated lettering to create a dignified nighttime presence.

As visitors exit the parking garage, a simple, contemporary site map provides immediate orientation and introduces the broader civic campus. This “You Are Here” element combines clarity with simplicity, offering intuitive direction to destinations beyond. Along pedestrian pathways, thoughtfully placed freestanding signs guide movement through the site. Inspired by the courthouse architecture, these signs use aluminum and natural materials to convey a timeless aesthetic – modern yet enduring, durable yet refined.

Approaching the courthouse entry, large, incised lettering announces the courthouse name, visible from the adjacent park and surrounding streets. A frosted glass rendition of the county seal is integrated into the entry glazing, reinforcing the building’s civic identity and establishing a sense of gravitas and permanence.

As visitors and staff enter the building, they encounter clearly organized messaging that promotes a calm, efficient entry experience through the security checkpoint. Regulatory information, simple pictograms, and changeable stanchion signage enables understanding at a glance. Once visitors have passed through security screening, integrated digital docket displays – flush within the wall surface – offer real-time information in a format that feels intentional and architectural. Directional signage throughout the ground floor continues the design language of the interiors using coordinated color palettes, refined accents in metal and wood, and bilingual messaging in English and Spanish. Directional arrows and pictograms support quick comprehension and visual harmony.

Clean, easy-to-read building directories are provided for reference at every elevator lobby. Major destinations are organized by level, with the floor layout of the current floor clearly distinguished for orientation. Egress routes are prominently displayed, supporting safety and clarity throughout the building.

Upon exiting the elevators, visitors and staff encounter strategically positioned directional signage, projecting identifiers for restrooms and stairs, and additional digital docket displays where appropriate. Signage along corridors facilitates effortless navigation, maintains visual consistency, and varies in scale to accommodate each environment. Projecting signs enhance visibility down long sightlines, with elegantly detailed and instantly recognizable pictograms. Room identification signage meets ADA requirements with tactile lettering and braille, maintaining a refined, consistent layout. Courtroom identification is seamlessly integrated into the architecture through recessed or incised lettering at entry portals – balancing formality, warmth, and craft.

Restroom signage is slightly oversized for increased visibility and recognition, continuing the cohesive language of the system.

Together, the courthouse signage program and architectural design form a unified visual experience – functional, dignified, and timeless. Through clear communication, refined materials, and strategic placement, the signage strategy enhances the building’s civic presence and supports the ability of all users to navigate the courthouse with confidence and ease.

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9.5 Lighting

Introduction and Objectives

This narrative establishes the performance expectations and conceptual direction for lighting and wayfinding throughout the new Ector County Courthouse. The approach promotes clarity of movement, strengthens the architectural expression of the building, and supports the County's goal of creating a timeless and dignified civic facility.

Lighting across the site and interior contributes to a seamless user experience from arrival to departure. Wayfinding becomes clearer through intentional illumination, while court-related tasks benefit from consistent visibility and visual comfort. Judges, staff, jurors, visitors, and security personnel all experience lighting that aligns with their needs and the functional requirements of the building.

Energy-efficient LED sources, long-life components, and modern controls form the backbone of the system. These tools enable adaptable scenes, support daylight-responsive operation, and ensure long-term maintainability in a high-use civic environment.

A cohesive courthouse identity remains central to the design intent. Fiscal responsibility guides fixture selection and system complexity, ensuring durable solutions suited to Odessa's climate and character. Coordination between lighting, signage, landscape, and architectural elements creates intuitive movement throughout the site, the parking garage, and the courthouse itself, and delivers clarity without relying on excessive or decorative gestures.

Fixture Selection

Lighting fixtures selected should have a 25-year lifecycle, with priority given to long-term performance, maintainability, and durability appropriate for a high-use civic building. Ector County has expressed a strong preference for fiscally responsible systems that balance upfront cost and longevity.

Occupant visual comfort is supported by minimizing direct and reflected light. High-quality, efficient LED sources are paired with optical distributions that support uniformity and appropriate vertical illumination.
Lighting supports the architectural and interior design – particularly in the courthouse lobby, entry sequence, judicial floors, and public corridors – to reinforce the building's timeless identity.

Exterior fixtures used for site lighting, landscape features, monument signs, and building façade accents are durable, weather-resistant, and appropriate for the dusty and windy regional conditions of Ector County.

Maintenance Requirements

Routine maintenance needs are minimized through LED technology, but the design will support safe and efficient long-term upkeep:

- Clear access for relamping or driver replacement
- Minimization of fixture types to streamline County inventory
- Use of fixtures with tool-less entry wherever possible
- Durable exterior finishes appropriate for the harsh local climate
- A comprehensive O&M manual outlining fixtures, drivers, signage illumination, and control zones provided at project completion

Lighting Design

The lighting design is developed by experienced lighting professionals and coordinated closely with courts planning, security, electrical engineering, landscape, interiors, architecture, and the signage/wayfinding teams.

Lighting supports the courthouse's architectural character, including the double-height entry lobby, recentered benches in District Court courtrooms, and corner-bench arrangements in County Court courtrooms.

Layers of light – including ambient, task, and accent – are used to highlight key architectural elements such as the wall behind the judge's bench, jury areas, and public art.

Controls

Lighting controls support flexibility, energy efficiency, and ease of use:

- Networked control with local override capability will be used throughout the building
- All regularly occupied spaces use vacancy or occupancy sensors per energy code requirements
- Courtrooms and jury assembly include scene-based presets for presentations, video appearances, and standard proceedings
- Public areas such as the double-height lobby incorporate daylight harvesting
- Exterior lighting tied to photocells and the BAS for scheduling

Lighting Control

Space	Control Description	Daylight Photosensors
Courtroom/Hearing Rooms	Vacancy – but can be disabled by the networked system during normal hours AV Integration Scene Control	Yes – where applicable
Conference Rooms	Vacancy AV Integration Scene Control	Yes – where applicable
Offices	Vacancy	Yes – where applicable
Vestibules	Occupancy	Yes – where applicable
Legal Resource Center	Occupancy	Yes – where applicable
Break Rooms	Vacancy	Yes – where applicable
Waiting Areas	Occupancy	Yes – where applicable
Vehicle Sallyport	Occupancy	No – no daylight present
Loading Dock	Occupancy	No – no daylight present
Storage	Occupancy	No – no daylight present
Public Circulation	Occupancy – but can be disabled by the networked system during normal hours	Yes – where applicable
Holding and Secure Circulation	Occupancy – but can be disabled by the networked system during normal hours	No – no daylight present
Staff Circulation	Occupancy – but can be disabled by the networked system during normal hours	Yes – where applicable
Lobby	Occupancy – but can be disabled by the networked system during normal hours	Yes
Screening Area	Occupancy – but can be disabled by the networked system during normal hours	Yes
Restrooms	Occupancy	No – no daylight present
Mechanical/Plumbing Rooms	None – due to safety issues	No – no daylight present
Electrical/AV/Telecom Rooms	None – due to safety issues	No – no daylight present
Janitor	Vacancy	No – no daylight present

Code Compliance

Lighting and controls comply with:

- ASHRAE 90.1-2019
- Illuminating Engineering Society recommended practices
- Local jurisdictional requirements

Site Illumination Levels

Exterior illumination targets align with IES recommendations for courthouses, parking facilities, and public pedestrian zones. Areas designated for events along 3rd Street pedestrianization will require adaptable lighting levels to support both everyday use and crowd conditions.

The Illuminating Engineering Society (IES) recommends different light levels based upon the type of exterior area being lit and not a single average across the entire site.

The following table of exterior light levels shows the current project illumination targets for the site:

Area	Horizontal Illumination Level (FC)	Uniformity Ratio
Open Parking	0.2 MIN	4:1
Primary Walkways	1	10:1
Secondary Walkways	0.5	10:1
Stairs and Ramps	3	5:1
Building Primary Entrance	2	5:1
Building Service Entrance	2	5:1

Site Illumination

Parking:

- Exterior lighting provides uniform coverage for parking areas.
- Dimmable lighting will support late-night energy savings.
- The garage will be addressed in a separate, accelerated narrative, but coordinated to match courthouse lighting character.

Pedestrian:

- Pedestrian paths from parking to entry are essential for safety, as most users will drive to the courthouse
- Low-glare fixtures at a human scale reinforce wayfinding clarity.
- Lighting integrated within signage, landscape, and architecture guides pedestrians along the site.

Façade:

- To avoid excessive brightness and glare, considerate fixture selection and placement is used to highlight key architectural features.

Natural Areas:

- Minimal and thoughtful placement of landscape lighting is used to preserve dark sky visibility. Accent lighting is used in addition where necessary for orientation or safety.

Building Lighting Criteria

Interior Light Levels:

Light levels will generally follow IES guidelines. Courtroom targets will support visibility for all participants and high-quality video appearance.

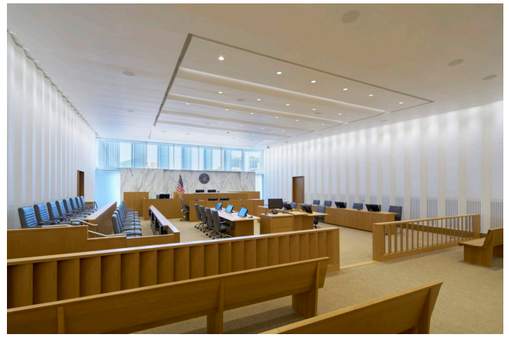
The following table of interior light levels shows current project illumination targets for a various major spaces within the building. Light levels listed are a mix of recommendations from the latest Illuminating Engineering Society (IES) publications.

Interior Illuminance Levels		
Space Description	**Horizontal Illumination Level (FC)**	**Uniformity Ratio**
Courtrooms/Hearing Rooms		
Judge's Bench	50	3:1
Clerk/Court Reporter	50	3:1
Spectator Seating	20	3:1
Jury Box	30	3:1
Lectern	50	3:1
Counsel Table	50	3.1
Witness Stand	30	3:1
Other Areas		
Conference Rooms	10-40	3:1
Offices	15-50	3:1
Screening Area	30-50	2:1
Vestibules	10-15	4:1
Library	15-50	3:1
Break Rooms	10-30	3:1
Waiting Areas	10-20	3:1
Vehicle Sallyport	20-30	2:1
Loading Dock	10-15	2:1
Storage	10-20	3:1
Public Circulation	15-25	3:1
Secure Circulation	20	3:1
Restricted Staff Circulation	10-20	3:1
Lobby	20	3:1
Holding Cells	20	3:1
Restrooms	10-20	3:1
Mechanical/Plumbing Rooms	20	2:1
Electrical/AV/Telecom Rooms	30-50	2:1
Janitor	20	3:1

Courtrooms:

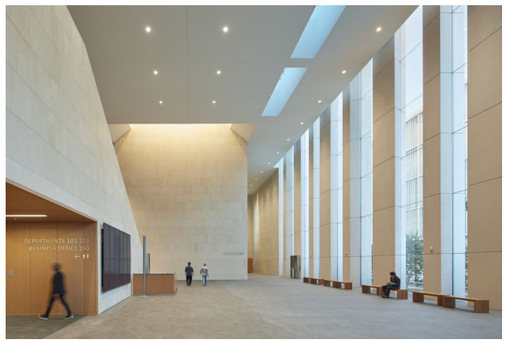
Lighting reinforces judicial dignity and clarity of proceedings:

- Recentered District Court benches will emphasize axial alignment; corner benches in County Courts will require tailored lighting solutions.
- Indirect lighting strategies will support the higher ceiling over jury areas, allowing for soft uplight.
- Scenes for presentations, video, and dimmed note-taking are included.
- Vertical illumination supports videoconferencing and remote proceedings.



Lobby:
The double-height lobby is a major architectural feature:

- Lighting enhances the volume, supports intuitive circulation, and emphasizes materiality.
- Decorative elements are used to create a memorable civic presence.



Circulation:

- Public corridors contain uniform low-glare illumination to support wayfinding.
- Restricted staff and back-of-house circulation corridors are illuminated with low-glare, efficient and economical luminaires.

Restrooms:

- Evenly distributed lighting at mirrors minimizes shadowing. Layers of light provided along the wet wall and pathways offer a safe and clean environment for occupants.

Open Workspace and Private Offices:

- Low glare and visual comfort are prioritized for overall employee wellness.
- Dimming and daylight harvesting are used where windows are present to reduce energy consumption.
- Task lighting may be introduced as needed.

Service Areas:

- Durable and efficient strip lighting is used in mechanical, electrical, IT, and janitor rooms.

Security Requirements:

- Detention-grade fixtures are provided in required zones.
- In-custody routes such as sallyports and holding corridors contain vandal-resistant lighting.

Emergency Lighting

Emergency lighting shares normal controls for dimming and vacancy sensing during non-emergency modes. During outages, the emergency lighting will override controls and operate at full brightness. Centralized inverters or generator-backed circuits will be used.

Exit signage is provided by Edge Lit LED and LED robust casing in areas accessible to in-custody detainees.

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9.6 Acoustics

Introduction

Acoustics play a vital role in shaping the overall experience of a public building. Thoughtful sound control supports clarity in communication and protects privacy where it matters, helping create a calm and comfortable environment for visitors and staff. Good acoustic design also reduces distractions and supports accessibility for people with varying hearing abilities, and helps each space function as intended—whether that means clear speech in meeting rooms, quiet focus in work areas, or an appropriate sense of dignity in civic spaces. The U.S. Courts Design Guide provides key direction on these issues, outlining expectations for sound separation, speech intelligibility, and managing noise in public facilities. By managing how sound moves through the building, the design supports spaces that feel more intuitive and effective for everyone who uses them.

This narrative summarizes acoustic design criteria, guidelines, and preliminary recommendations to meet design requirements in:

1. U.S. Courts Design Guide (2021), Chapter 14, Acoustics.

Acoustic criteria for reverberation time (T60), background noise from HVAC systems (NC) and sound isolation (STC) for occupied spaces in the project are provided in Table 1.

Table 1: Acoustic Design Criteria: Reverberation Time, Background Noise, Interior Wall Sound Isolation

Room Type	T60 (s)	Background Noise (NC)	Interior Wall Sound Isolation (STC) (walls without doors)
Courtrooms/Hearing Rooms	0.7	25-30	57-60
Attorney/Client/Witness Rooms Victim/Witness Waiting/Negotiation Rooms	0.6	30	57-60
Judges' and Executive Offices	0.6	30	50-55
General Private Offices	0.6	30	45
Open Workstation Areas	0.8	40	N/A
Public Lobby/Waiting/Reception Areas	1.2	40	40
Restrooms (adjacent to occupied space)	N/A	N/A	40-50
Waiting Rooms	1.0	35	40-60
In-Custody Holding Rooms	N/A	35	40-45
Coffee Galleys	1.0	45	N/A
Conference/Staff Training/Meeting Rooms	0.6	30	45-50
Staff Breakroom	1.0	40	40
Mothers'/Wellness Rooms	0.6	40	40-45

Room Acoustic Guidelines

Providing acoustically absorptive materials limits noise buildup and reverberation. Lowering reverberation provides a more restorative acoustic environment and increases speech intelligibility.

Courtrooms:
The courtrooms will have a generally reflective ceiling, using smaller portions of the ceiling area for absorption as necessary to meet reverberation time criteria. The composition of the rear and side walls of the courtroom will help achieve the reverberation time design goals by using high-NRC (noise reduction coefficient) materials, such as fabric-wrapped fiberglass panels or micro-perforated woods.

Private/Confidential Offices, Administration, Telepresence Spaces:
All private or confidential office spaces and conference rooms will meet reverberation time design goals with a building standard ceiling tile rated NRC 0.9 or greater and carpeted flooring.

Standard Office/Open Workspace and Other Associated Spaces:
All standard offices and open workspaces will meet reverberation time design goals with a building standard ceiling tile rated NRC 0.9 or greater.

In-Custody Areas:
If possible, these spaces should be treated with perforated metal acoustic security ceiling. The absorption will aid in general noise reduction, which will increase speech intelligibility and reduce fatigue for security staff. All doors between in-custody and non-in-custody spaces should be rated STC 45.

Sound Isolation Guidelines

Interior wall types will be selected based on project-specific framing (stud type, gauge, and spacing) to achieve the minimum airborne sound isolation criteria.

Doors located in walls with acoustic performance requirements of STC 35 and above and doors at sound lock vestibules should incorporate standard solid cores and full-perimeter compression sound seals.

Acoustically rated (STC) door assemblies may be required at mechanical rooms and other critical adjacencies. Recommendations will be provided as the design develops.

All acoustically-rated walls shall extend and seal to the bottom of the structure above, i.e., slab to slab. Hard lid ceilings may be coordinated in place of slab-to-slab partitions where full-height partitions may not be possible.

Ductwork should be sealed and wrapped to maintain acoustic performance. Ductwork feeding any private or confidential space should not penetrate demising partitions. Any ductwork passing through but not feeding a room or space may require external wrap to meet the isolation requirement of the space.

Wall outlets should not be placed back-to-back to avoid sound transmission through the wall. If outlets are placed back-to-back, back box putty pads will be required to reduce any transmission through these openings.

Structure-borne noise such as footfall noise is also a consideration for the project. Recommendations will be provided as the design develops.

MEP Noise and Vibration Control

Mechanical system sound power levels will be reviewed and recommendations provided to meet design criteria in Table 1. The need for duct silencers (sound attenuators) shall be evaluated as the design progresses. A sufficient length of ductwork should occur between the mechanical unit and the silencer. Typically, there should be at least one and preferably two duct "diagonal(s)" of straight duct at either end of the attenuator prior to connections to equipment or fittings such as elbows. Silencer pressure drop shall be coordinated with the mechanical engineer.

Where possible, ducts should be sized to limit maximum air velocities as indicated in Table 2 below to ensure that regenerated noise due to air movement does not cause the design noise criteria to be exceeded. All ductwork serving acoustically sensitive areas should be internally lined with 1"-thick acoustical lining.

Generally, if volume control boxes or fan coil units are incorporated, they should be located remote from the room served where possible. HVAC equipment including air-handling units (AHUs) and variable air volume (VAV) boxes shall not be located in close proximity to courtrooms

Table 2: Design Guidelines for Maximum Air Velocities in Ducts (fpm)

Noise Criterion - NC	40	35	30	25
Riser – rectangular duct	2250	2000	1750	-
Main branch above suspended ceiling – rectangular duct	1800	1500	1300	-
Duct within 10-20 feet of supply diffuser/return grille	850/ 950	800 /900	700 /800	550/650
Duct within 0-10 feet of supply diffuser/return grille	650/ 750	600/ 700	500/ 600	450/500
Supply diffuser – "free" velocity	500	450	400	300
Return grille – "free" velocity	600	550	500	400
Open return duct above ceiling	750	650	-	-
Plenum return transfer	-	-	-	300

Notes:
- *These are guidelines only.*
- *These velocity guidelines assume good airflow conditions. The presence of elbows, fittings, or abrupt duct transitions may require air to run at lower velocities.*

and judicial chambers. The minimum distance should be 25 feet (7.6 meters) between AHUs and courtrooms according to the U.S. Courts Design Guide.

Grilles, registers, and diffusers should be selected with a manufacturer's NC rating that is 5 to 10 NC points below the noise criteria for the space being served. Where possible, connections to diffusers should utilize lined flex duct to reduce airflow-generated noise.

HVAC systems serving acoustically sensitive occupied areas should be "self-balancing" as much as is practical. Balancing dampers should not be located immediately upstream of diffusers. There should be a minimum of 5 feet of acoustical flexible duct or internally lined sheet metal duct between the damper and the connection to the diffuser. Dampers should not be incorporated into grilles and diffuser blades should not be used for balancing the air system.

Vibration isolation measures will be incorporated per ASHRAE for mechanical equipment and associated piping near acoustically sensitive areas to control the transfer of vibration into the building, which can lead to structure-borne noise:

- External vibration isolation shall be incorporated for MEP units.
- Ductwork connections to air handling equipment shall be flexible.
- Suspended rooftop piping and pipe risers shall be resiliently isolated from the building structure.
- Flexible pipe connectors shall be incorporated for HVAC piping connected to vibration-isolated equipment, and where piping and ductwork exit mechanical rooms.
- Heat exchangers and expansion tanks shall be vibration-isolated per ASHRAE standards.

Electrical systems also contain various components that create noise. Unlike noise from the HVAC system, which is typically broadband in nature, electrical components tend to generate highly tonal noise. Such noise can be annoying or distracting even at moderate levels. As such, noise and vibration control measures will be incorporated

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9.7.1 Electrical

Introduction

This narrative addresses the electrical systems that will serve the new Ector County Courthouse, including lighting, power, and other systems as noted.

Codes and Standards

The following codes and standards will be used in the design and construction of the project electrical and lighting systems:

- NFPA 70 - National Electrical Code (NEC) – 2023
- IECC International Energy Conservation Code (IECC) – 2024
- International Building Code (IBC) – 2024
- International Fire Code (IFC) – 2024
- Illuminating Engineering Society of North America (IESNA)
- Building Industry Consulting Services International (BICSI)

General

Scope

Provide a complete electrical system to serve a new county courthouse building. The electrical system shall consist of the following systems:

- Electrical Power Distribution
- Branch Circuits and Equipment Connections
- Power Generation Systems
- Overcurrent Protection Device Studies
- Grounding Systems
- Lightning Protection Systems
- Interior Lighting Systems
- Exterior Lighting Systems
- Lighting Control Systems

Electrical Power Distribution

The building will be supplied by two utility circuits from Oncor Electric. The second circuit will allow Oncor to quickly restore power to the Courthouse should damage occur to the primary circuit. Oncor is exploring an option to automate the cutover from the primary circuit to the back-up circuit which will allow recovery to occur in under a minute. If this option is not selected, the cutover will be manual and subject to the response time of Oncor personnel.

Two electrical services are anticipated due to the size of the building and the estimated peak demand which will be calculated by the NEC. The estimated peak demand for the entire building (both services) is expected to be 4,300kVA.

The service voltage to the building will be 277/480-volts, 3-phase, 4-wire. Each service is expected to be in the range of 3,000amps each (e.g. one service at 4,000amps and one service at 2,500amps).

Electrical equipment will be located in dedicated electrical rooms or within mechanical rooms where the distribution serves the equipment within the room.

Step-down transformers will be located within most branch electrical rooms to derive 120/208volt, 3-phase, 4-wire power to serve receptacles and smaller loads.

The energy code (IECC) requires monitoring of certain load types. Loads will be separated onto separate panelboards corresponding to the load types listed in the energy code to reduce the quantity of meters required.

The building will be 'Solar Ready' to allow for a future rooftop photovoltaic system to be added to the building. The main switchboard will be configured with space to allow a reverse-feed breaker to be installed ahead of the main for a PV system interconnection. Raceways or pathways will be included from the main switchboard to the roof.

Branch Circuits and Equipment Connections

Power will be provided for all equipment which requires power and is furnished as part of the project. Power will also be provided for known Owner-furnished equipment.

Large mechanical equipment will be served at 480volts, 3-phase. Lighting will be served at 277volts, single phase. Convenience receptacles will be 120volt. Voltages and amperages for special receptacles required for specific equipment will be coordinated over the course of the design of the building.

Ground fault protection will be provided where required by code.

Tamper-resistant receptacles will be provided where required by code, possibly in all areas accessible to the general public.

Power Geneartion Systems - On Site Generator

A fixed on-site generator will be included in the project. The generator will serve emergency and legally required standby loads as defined by the NEC and IBC. In addition, select option standby loads will also be connected to the generator.

The generator fuel source will be either diesel or natural gas. The Design-Build team is investigating whether natural gas is considered a reliable fuel source by the AHJ since the generator will supply emergency loads. If natural gas is not deemed a reliable fuel source for emergency loads, the team will explore dual-fuel systems.

A sub-base tank will be included with the gen-set if diesel is selected as the fuel source. A minimum of 8 hours of fuel will be provided. Exact amount of fuel desired will be confirmed with the Owner.

Emergency loads to be powered from the generator are expected to include:

- Emergency egress lighting
- Exit signs
- Elevator car lighting
- Fire pump

Legally required standby loads to be powered from the generator are expected to include:

- Elevators (if part of an accessible means of egress)
- Air conditioning for elevator equipment rooms if elevators are on legally required standby
- Smoke evacuation system (if required)
- Stair pressurization fans (if required)

Optional standby loads to be powered from the generator are expected to include:

- Telecom rooms
- Security equipment
- Air conditioning serving telecom and security equipment rooms

Power Generation Systems - Photovoltaic Systems

A rooftop solar array will be included in the project as an alternate bid. The potential size of the system will be determined as the design of the building progresses.

Overcurrent Protection Device Systems

Studies that require information that will not be known during the design phase of the project will be included in the package as a delegated design. These include overcurrent protection device coordination, short-circuit analysis, and arc-flash studies.

The coordination study will verify that coordination is provided between devices wired in series wire required by code, such as emergency distribution.

The short-circuit analysis will verify that the ratings of the equipment are adequate to survive and operate properly during fault conditions. All equipment will be fully rated. Series rating of devices will not be allowed.

Distribution equipment will be equipped with arc-flash labels describing the level of PPE (personal protective equipment) required when inspecting and maintaining the equipment.

Grounding Systems

A grounding electrode system shall be provided for the building as required by NEC. The main electrical room and other rooms will be equipped with grounding busbars connected to the building grounding electrode system. A neutral-ground bond will be provided at each electric service and connected to the grounding electrode system via a grounding busbar. Separately derived systems, such as step-down transformers, shall be bonded to the grounding system.

A telecommunications grounding system meeting the requirements of ANSI/TIA 607 will be provided. Each telecommunications room will be equipped with a telecom grounding busbar per the TIA 607 standard.

Lightning Protection Systems
The building will be provided with a Lightning Protection System in compliance with ANSI/NFPA 780 and ANSI/UL 96. The system installation shall be UL Master Labeled, ETL Master Labeled.

Down conduits will be concealed from public view.

Interior Lighting Systems
The lighting design will conform to recommended design practices of the Illuminating Engineering Society of North America (IESNA) and local or national code-required illumination levels. Luminaires and systems will be selected to match the building's aesthetic while also meeting efficiency, durability, and ease of maintenance concerns. Energy-efficient LED luminaires will be used throughout the project.

It is anticipated that certain areas will be provided with specialty lighting fixtures such as pendants to highlight the architectural features in the space.

Lighting levels will be designed per the Illuminating Engineering Society (IES) standards. The following light levels shall be targeted:

- Courtrooms 40 fc (footcandles)
- Conference rooms/jury rooms 40 fc
- Offices 40 fc
- Administrative Areas 40 fc
- Lobbies 30 fc
- Corridors/waiting areas 15-20 fc
- Vestibules 10 fc
- Storage Rooms 10 fc
- Utility Rooms 20 fc
- Telecommunications/IT/Security 50 fc
- Restrooms 20 fc
- Breakrooms 30 fc

Exterior Lighting Systems
For exterior applications the design will be guided by IESNA illumination standards for wayfinding, safety, and security camera requirements. LED lighting options will be considered first for their energy efficiency and long lamp life. In addition to required lighting for exterior spaces, the lighting design team will explore opportunities for key architectural features that may include landscape lighting, façade lighting, and public art or sculptural feature illumination.

- Building façade lighting is anticipated and will be explored as the design of the building progresses
- Landscape lighting may be appropriate for the building and will be explored as the design of the building and landscape progresses.
- Flag lighting will be included for pole-mounted exterior flags included in the project.
- Parking lot lighting will consist of full cut-off pole-mounted luminaires.
  - » Poles shall be straight, square steel approximately 25 to 30 feet in length and mounted on concrete bases.
  - » Parking lot lighting will achieve a maintained average level of 2 fc.
- Exterior pedestrian pathways and walks will be lit with pole-mounted or wall-mounted lighting as appropriate. Poles for pedestrian pathways and walks lighting will be 12 to 16 feet in length and mounted on concrete bases.

Lighting Controls Systems
Lighting controls will comply with the adopted edition of the IECC, which shall be interfaced with the building automation system for centralized programming and scheduling.

Lighting relay panels with programmable astronomical timers shall be provided for all common areas and exterior lighting circuits. Interior lighting common areas shall also have vacancy sensors to dim after a determined time with no occupancy detected. However, elements of the egress path shall maintain the minimum required illumination per IBC.

Courtrooms will be provided with dimmable, zoned lighting controls, which will be interfaced with the audio-visual systems for seamless scene control. LCD control stations with pre-set options will be provided at designated locations within the courtroom.
Dual technology vacancy sensors shall be used for offices. Occupied areas (e.g., offices, conference rooms) shall include dimmer switches. Conference rooms shall have programmed scene lighting levels.

Spaces with exterior windows or skylights will be provided with light reduction controls per IECC.

For rooms less than 150 sf, occupancy sensors shall be wall-mounted. For other areas they shall be ceiling-mounted. Exterior lighting levels shall dim after a programmed time as required by IECC.

Key Requirements for Products and Methods

Cables and Wiring Methods
All conductors shall be copper. The conductor size will be per NEC Table 310.15(B)(16), based on 60°C temperature rating for conductors up to 100 A, and 75°C for conductors over 100 A. Conductor phase identification shall be color coded. Provide stranded conductors for #8 AWG and larger and solid conductors for #10 AWG and smaller.

An insulated equipment grounding conductor will be installed with feeders and branch circuits. Metal raceways, boxes, equipment, receptacles, and light fixtures will be bonded to the equipment grounding system.

All feeders and circuits shall be routed in raceways. Raceways routed underground in exterior applications shall be schedule 40 PVC. Raceways routed indoors, in dry, protected areas may be routed in EMT. Raceways subject to damage, in damp or wet locations or exposed, shall be RMC or IMC. LFMC may be used for connections to vibrating equipment and motors. Raceway fittings shall be steel, compression type. No die cast fittings are permitted.

The use of MC cables shall be limited to 6-feet maximum lengths within accessible spaces above finished ceiling, such as connections to light fixtures and motor connections. MC cable will also be permitted for equipment connections where accessible in unfinished spaces.

Wiring Devices
Wiring devices shall be specification grade. GFCI protection shall be provided in all areas as required by the NEC. Wiring devices shall be Pass and Seymour, Hubbell, Eaton (Arrow-Hart), or Leviton (spec grade). Device cover plates shall in general be type 302 stainless steel. However, other colors and plate finishes may be included to match architectural finishes in certain public spaces.

Switchboards, Panelboards, and Disconnects
Switchboards and panelboards shall be supplied with copper busing. Panelboards will have bolt-on circuit breakers or fusible switching/overcurrent devices.
Electrical distribution shall be ABB (GE), Eaton, Schneider (Square D), or Siemens. All distribution shall be by the same manufacturer.

Distribution boards will be supplied with electronic meters with integral memory, amperes, volts, kW, kVAR, kVA, power factor, THD event waveform-capture, demand-load, for each phase, neutral and total.
Panelboards will be constructed with door-in-door front cover and will be supplied with 20% spare capacity and breakers.

Disconnect switches shall be heavy-duty type. Exterior switches shall be rain-tight. Disconnect switches serving HVAC equipment shall be fusible.

Equipment overcurrent devices shall be primarily molded case circuit breakers with frame sizes and functionality as required to meet the selectivity requirements defined for the project, and as required by Code. For devices which are a part of the emergency system, fuses shall be provided to provide selective coordination as required by Code.

All panelboards serving electronic loads will be equipped with integral surge protection devices (SPDs). All distribution boards and panels which are part of the emergency system shall have integral SPDs.

Transformers
Transformers shall be 150°C rise, 220°C insulation, 2016 DOE energy efficiency compliant.

Generators
Generators shall be from one of the following manufacturers, provided the manufacturer has an authorized service center in the Midland/Odessa area:

- Caterpillar
- Cummins
- Relko (formerly Kohler)
- MTU On-site Energy

9.7.2 Mechanical

Introduction

The new Ector County Courthouse will consist of approximately 263,000 total square footage in a 5-story precast concrete building structure, including one below grade floor. A portion of the below grade floor will include the central plant equipment and the remainder of the primary HVAC equipment will be located in a rooftop mechanical mezzanine.

The project objective is to provide mechanical systems that meet the Owner's focus of minimizing the total cost of ownership for long-term maintenance and operational efficiency. The system designs will meet or exceed applicable energy code based on energy model analysis of system performance, efficiency, and predicted energy consumption for different HVAC systems.

Mechanical (HVAC & Plumbing) design will be in accordance with the International Building Code Suite 2024 Edition, as adopted and amended by the City of Odessa, Texas.

HVAC Systems

Scope
The new Ector County Courthouse will be provided with a central plant consisting of cooling towers (CT), chillers (CH), and boilers (B) to provide cooling and heating. Cost analysis will be provided for various chiller strategies to optimize upfront costs versus overall cost savings over the expected life of the equipment. Primary heating, cooling, and ventilation for the building will be provided by Variable Air Volume Air Handling Units (AHU) coupled with Variable Air Boxes (VAV) with hot water reheat.

Miscellaneous spaces will be provided heat using Unit Heaters (UH) and heating/cooling using Split Systems (SS). General and specialty exhaust will be provided for restroom, trash/recycling rooms, and loading dock.

A building automation system (BAS) will be provided for control and optimization of building HVAC system. Commissioning and Testing & Balancing will be performed by independent and certified contractors.

Equipment
The Cooling Tower (CT) will be sized and selected to maintain a minimum amount of redundancy for the Courthouse. The amount of redundancy for the CT will be determined through load calculations, occupancy diversity estimates, and a cost assessment of different redundancy schemes. The CT will be served by condensate pumps (CP), sized and selected with cost-based redundancy.

Boilers (B) will be high-performing condensing boilers. The amount of redundancy for the boilers will be determined through load calculations, occupancy diversity estimates, and a cost assessment of different redundancy schemes. Boilers will be served by heating water pumps (HWP), sized and selected with cost-based redundancy.

Chillers (CH) will be either standard water-source chillers or heat-recovery style water-source chillers. Recommended selection will be based on cost analysis of the energy performance (and cost savings) of the heat recovery chiller versus the upfront cost differential of the two CH types. CH will be served by chilled water pumps (CHWP), sized and selected with cost-based redundancy.

Air Handling Units (AHU) will provide heating and cooling utilizing water from the central plant boilers and chillers and will set to provide cooling to central zones year-round. They will also provide minimum space ventilation. Ventilation air shall be tempered through the use of energy recovery wheels in the AHU. Peripheral zones will be provided with heat via reheat variable air volume (VAV) boxes, as will interior zones with large ventilation air rates.

IT/AV rooms will be served with split system (SS) independent from the central plant and coupled with outdoor air-source heat pumps. Elevator equipment rooms will also be served by independent SS.

Miscellaneous spaces not requiring cooling, such as the loading dock and trash/recycling rooms will be provide with heat by gas or electric unit heaters (GUH, EUH).

Location and Distribution
Central plant equipment (CH, B, CP, HWP, CHWP) and miscellaneous separators, filters, and water treatment equipment will be located on the first floor. Condensate, heating water, and chilled water piping will be schedule-40 steel piping. The Cooling Tower (CT) will be located on the roof. Primary piping risers will be routed through chases provided between the rooftop mezzanine and first floor central plant.

AHUs serving the primary zones of the building will be located in the rooftop mezzanine. Primary duct distribution will be down to the building spaces through medium pressure duct risers in chases provided to communicate between the rooftop mezzanine and the zones on the primary building floors. Distribution on the main floors will be above-ceiling duct supplying VAV boxes serving individual zones. AHU condensate will be routed through copper pipe to adjacent floor drains.

Split System (SS) indoor units will be unducted units, installed directly in the spaces they serve. SS outdoor unit will be installed on the roof where feasible. Some may need to be installed outside the building at grade where refrigerant line limitations do not allow for a roof installation.

Gas and Electric Unit Heaters (GUH/EUH) will be installed directly in the spaces they serve.

Miscellaneous specialty exhaust fans will also be installed directly in spaces they serve to provide easy access for maintenance.

HVAC Design Criteria

Design Heating and Cooling Loads
Outdoor temperatures for heating and cooling load calculations will be based on 99.6% ASHRAE design day temperatures of 20.1°F (db) for heating and 99°F/67.9°F (db/wb) for cooling.

Indoor space temperatures for heating and cooling load calculations will be based on building space setpoints determined by the Owner. These setpoints will vary based on individual space type and will be determined in follow-up conversations. The default assumption for design calculation purposes shall be 70°F for heating and 75°F for cooling.

Occupancy
Occupancy will be determined by space type and owner feedback as individual space types and their square footage are planned out during further design phases.

HVAC Service Life and Durability
- Cooling Towers have a typical industry life expectancy of 20 years
- Chillers have a typical industry life expectancy of 20-25 years, depending on the type
- Condensing Boilers have a typical industry life expectancy of 25 years
- Pumps have a typical industry life expectancy of 20 years
- AHUs have an typical industry life expectancy of 15-20 years
- VAV boxes have a typical industry life expectancy of 20 years
- Split systems have a typical industry life expectancy of 15 years.
- VRF systems have a typical industry life expectancy of 15-20 years.
- GUH have a typical industry life expectancy of 20 years.
- EUH have a typical industry life expectancy of 15 years.
- Exhaust/Transfer fans have a typical industry life expectancy of 20 years.

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9.7.3 Plumbing

General

Scope

The Ector County Courthouse will be provided with a domestic water system and domestic hot water system serving fixtures in restrooms and miscellaneous support spaces in the building. The domestic water system will be supported by water heaters, water softeners, and a pressure boosting system.

An irrigation system will be provided for the surrounding landscape.

There will be a sanitary waste-vent serving sanitary and sink fixtures, as well as floor drains and elevator shafts.

A storm piping system will contain and direct storm water flow from the roof of the building. The storm system will also serve depressed ramps serving the loading and trash collection areas.

A natural gas piping system will be provided to serve the mechanical and plumbing equipment in the building.

Plumbing Systems

Equipment

Domestic water will be served by a backflow assembly to maintain the safety of the local water distribution system. The backflow assembly will be selected in compliance and coordination with local codes and jurisdiction. Domestic water will also be provided with a pressure boosting pump and water softening (exact system to be determined based on need of local water quality and expected occupancy & water usage).

Domestic hot water will be provided by multiple gas-fired water heaters, as well as recirc pumps serving different service areas. Size and zoning of water heaters will be determined by final location of restrooms and other domestic water consuming fixtures and expected occupancy & water usage.

The irrigation system will be served by a backflow prevention system, typically in conjunction with the domestic service entrance.

The sanitary waste & vent system will serve draining fixtures within the building. Fixtures will be selected as low flow efficient units and per feedback and requests from the owner. The sanitary system will also include sump pumps serving elevator pits.

Storm collection is primarily a piped system but will also include sump pumps serving the depressed loading dock and trash collection areas.

Natural gas will be provided with metering and pressure reduction by the local utility and miscellaneous pressure control devices (provided by the installing contractor) serving mechanical and plumbing equipment. Natural gas may also be provided for generator operation, to be determined by further study.

Location and Distribution

Utility entrances for domestic water, irrigation water, and natural gas will be provided at the south portion of the first floor, closest to the adjacent site utilities. Sanitary will also leave the building to the south.

Domestic and irrigation piping will consist of type-L annealed copper. Water heaters will be located in the central plant on the first floor. Cold and hot domestic piping will be routed out to three areas of the building and routed upwards to serve stacked restrooms and support areas. Fixtures receiving hot water will be served by hot water recirc piping.

Sanitary will consist of cast iron piping, hubless above ground and hug & spigot below ground. Vent piping will consist of PVC.

Storm piping will consist of hubless cast iron piping. Storm piping will discharge to grade, locations to be determined by civil engineer.

Natural gas distribution will consist of black iron piping and will be routed to serve boilers and water heaters in the central plant as well as misc. gas unit heaters.

Plumbing Design Criteria

Domestic Water Capacity

Domestic water supply will be calculated by fixture count and occupancy numbers based on schedules outlined in IPC 2024. Piping will be sized based on required plumbing fixture supply pressures (20 psi minimum for flush fixtures), maximum allowable pressure losses (approx.. 3 psi/100 ft.), and peak allowable flow rates for noise prevention (flow rates under 8 feet per second).

Sanitary and vent pipe sizing will be calculated by fixture counts and diversities based on schedules outlined in IPC 2024.

Occupancy

Occupancy will be determined by space type and owner feedback as individual space types and their square footage are planned out during schematic design.

Service Life & Durability

- Faucets have a typical industry life expectancy of 15-20 years
- Lavatories and janitor sinks have a very long typical life expectancy (50+ years)
- Toilets have a very long typical life expectancy (50+ years) with regular maintenance/replacement of flush valve components
- Gas water heaters have a typical industry life expectancy of 10-15 years, depending on quality of maintenance
- Sump pumps have a typical industry life expectancy of 5-10 years, depending on frequency of use and quality of maintenance
- Copper domestic piping has a typical industry life expectancy of 50+ years
- Cast iron piping has a typical industry life expectancy of 50-60 years
- PVC piping has a typical industry life expectancy of 50-60
- Backflow preventers have a typical industry life expectancy of 15-20 years

9.8 Structural

Introduction

The new Ector County Courthouse will consist of approximately 260,000 total square footage in a 5-story structure and one story below-grade. Structural design will be in accordance with the International Building Code 2024 Edition, as adopted by the City of Odessa, Texas.

The survey provides a direct channel for members of the Ector County community (including courthouse staff) to share perspectives, experiences, and priorities. The feedback helps the design team better understand how people use and value the campus, ensuring that the resulting design responds thoughtfully to community needs while supporting welcoming and functional civic spaces. The full results of the survey are included here, showing responses to each question and the number of participants selecting each option.

Structural Systems Description

Superstructure:
The elevated floors of the courthouse are proposed to be constructed of cast-in-place concrete, likely using a pan joist framing system supported by cast-in-place concrete columns. Assuming a typical column bay of 30-ft x 30-ft, the concrete pan joist system will be approximately 25 inches deep (20-inch pan plus 5-inch slab). For spans longer than 30-ft, depth of structure will increase accordingly. Building façade is proposed to consist primarily of architectural precast concrete and glazing. There may also be other ancillary structures, such as a central plant, canopies, sallyports, and a penthouse structure. These structures may also be cast-in-place concrete, or may be structural steel, depending on the final designs.

Foundation Systems:
A geotechnical report has been provided (Hamilton Engineering, Inc. Project 15440925, dated September 25, 2025). Shallow foundations are expected with spread footings under columns and continuous footings under walls. Allowable soil bearing pressures for these footings will be 10,000 lbs. per square foot for footings founded in the tan caliche layer (minimum bearing depth of 5'-0" below existing grade). The geotechnical report also listed options for drilled piers in lieu of spread footings.

All foundations will be cast-in-place concrete and reinforced with ASTM A615 Grade 60 reinforcing steel. Interior slabs will bear on grade, over subgrade prepared per geotechnical recommendations. A typical interior column footing will have an average size of 12-ft x 12-ft x 4-ft thick. The top of the typical footings will be between 1-ft to 2-ft below finished floor.

Lateral Systems:
Typical resistance to wind and seismic lateral forces will be provided by cast-in-place concrete shear walls, approximately 12" thick, possibly located around stairs and elevators, where feasible. Based upon Site Class "C" (from geotechnical investigation), the Seismic Design Category will be "A".

Roof and Floor Dead Loads:
Dead loads for design shall be the actual weights of materials of construction and fixed service equipment.
Roof Live Loads:
- 20 psf minimum
- Rooftop and floor mechanical unit weights, if applicable
- No live load reductions

Floor Live Loads:
- ASCE 7-22, Chapter 4
- First Floor = 100 psf
- Stairs, Exits, Lobbies, Public Spaces = 100 psf
- Offices = 65 psf (includes 15 psf partition allowance)
- Corridors = 100 psf
- Upper-Level Corridors = 80 psf

Snow Loads:
- ASCE 7-22, Chapter 7
- Ground snow load, Pg = 13 PSF
- Risk Category, Typical: II (ASCE 7-22, Table 1.5-1
- Exposure Factor, Ce = 1.0 Terrain Category C, (ASCE 7-22, Table 7.3-1)
- Thermal Factor, Ct = 1.0 (ASCE 7-22, Table 7.3-2)
- Minimum uniform roof snow load, Pm = 13 PSF
- Flat roof snow load, Pf = 11 PSF

Wind Loads:
- ASCE 7-22, Chapter 26-30
- Directional Procedure (ASCE 7-22, Chapter 27)
- Risk Category, Typical: II (ASCE 7-22, Table 1.5-1)
- mportance Factor: 1.00 (ASCE 7-22, Table 1.5-2)
- 105 mph Basic Wind Speed (3-sec gust) (ASCE 7-22, Figure 26.5-1C)
- Exposure Category C (ASCE 7-22, Section 26.7.3)

Seismic Loads:
- IBC 2024 Section 1613 and ASCE 7-22, Chapters 11 and 12
- Site Class "C" (per geotechnical investigation)
- Ss = 0.096 (IBC 2024, Figure 1613.2.1(1))
- S1 = 0.028 (IBC 2024, Figure 1613.2.1(2))
- Fa = 1.6 (IBC 2024, Table 1613.2.3(1))
- Fv = 2.4 (IBC 2024, Table 1613.2.3(2))
- SMS = 0.100 (IBC 2024, Eq. 16-36)
- SM1 = 0.037 (IBC 2024, Eq. 16-37)
- SDS = 0.067 (IBC 2024, Eq. 16-38)
- SD1 = 0.025 (IBC 2024, Eq. 16-39)
- Seismic Design Category "A"
- R = 3 for ordinary precast concrete bearing walls (ASCE 7-22, Table 12.2.1)
- Omega = 2.5 for ordinary precast concrete bearing walls (ASCE 7-22, Table 12.2.1)
- Cd = 3 for ordinary precast concrete bearing walls (ASCE 7-22, Table 12.2.1)
- Importance Factor, Typical: Ie = 1.0 (ASCE 7-22, Table 1.5-2)

Materials

Structural Steel:
Structural Steel:
- Wide flange shapes shall conform to ASTM A992 Grade 50
- Channels and angles shall conform to ASTM A36
- Round Hollow Structural Sections (HSS) shall conform to ASTM A500 Grade B (Fy = 42 ksi, Fu = 58 ksi)
- Square and Rectangular Hollow Structural Sections (HSS) shall conform to ASTM A500 Grade B (Fy = 46 ksi, Fu = 58 ksi)
- Angles and structural plates shall conform to ASTM A36
- High strength bolts shall conform to ASTM A325, Type 1
- Threaded rods shall conform to ASTM A36
- Anchor rods shall conform to ASTM F1554 Grade 55, weldable
- Base plates shall conform to ASTM A36 Cast-in-Place Concrete:
- All reinforcing steel shall conform to ASTM A615, Grade 60 unless noted otherwise on the drawings
- All concrete is normal weight concrete
- Deformed bar anchors shall conform to ASTM A496 (Fy = 70 ksi)
- Weldable Reinforcing Steel shall conform to ASTM A706
- Headed stud anchors shall conform to ASTM A108 (Fu = 60 ksi)
- Footings f'c = 4000 psi, exposure category F0, C1
- Foundation walls f'c = 4500 psi, exposure category F2, C1
- Interior slab on grade f'c = 4000 psi, exposure category F0, C0
- Interior elevated slab f'c = 4000 psi, exposure category F0, C0
- Misc. exterior concrete f'c = 4500 psi, exposure category F2, C1
- Exposed interior slabs and walls to have a maximum 28-day shrinkage rate of 0.04 percent per ASTM C157 (test results to be submitted with mix designs)

Precast Concrete:
- All reinforcing steel shall conform to ASTM A615, Grade 60 unless noted otherwise on the drawings
- Precast concrete 28-day compressive strength f'c = 5000 psi
- Precast concrete to conform with Precast Concrete Institute standards

Geotechnical Recommendations

A geotechnical report has been provided (Hamilton Engineering, Inc. Project 15440925, dated September 25, 2025).

Structural Design Codes

2024 International Building Code

ASCE 7-22 Minimum Design Loads for Buildings and Other Structures

AISC 360-22 Specification for Structural Steel Buildings
AISC Steel Construction Manual 15th Edition

ACI 318-19 Building Code Requirements for Structural Concrete (and Commentary)

TMS 402-16/602-22 Building Code Requirements and Specification for Masonry Structures (and Companion Commentaries)

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9.9 Elevator/Vertical Transportation

Executive Summary

Introduction
Lerch Bates Inc. has been retained by DLR Group to study the vertical transport requirements for the new Ector County Courthouse located in Odessa, Texas.
The applicable codes are IBC 2018 per City of Odessa and ASME A17.1 2016 per the State of Texas.

The evaluation of the vertical transportation requirements detailed in this report is based on the preliminary drawings supplied by DLR Group's design team. The Appendices referenced herein contain the Traffic Analyses generated and can be found in Volume II, Section X of this report.

This narrative provides a discussion of preliminary recommendations for the anticipated vertical transport system planned for this project.

Performance Criteria
All vertical transportation planning is based on providing at least a "Good" performance from an overall vertical transport system perspective.

Two distinct criteria are used to measure the effectiveness of the vertical transport systems: average interval and handling capacity. All recommendations in this report are based on meeting these two criteria, as well as answering the functional needs of the proposed facility.

Average Interval: The standards outlined below are used for the critique of the proposed elevator groups for the new Ector County Courthouse.

Average Interval Performance Standards (seconds)		
Rating	Passenger Elevators Single Tenant Office 5-Minute One-Way Peak	Passenger Elevators 15-Minute One-Way Egress Peak
Excellent	< 25	< 35
Good	≤ 30	≤ 40
Average	≤ 35	≤ 45
Unacceptable	> 35	> 45

- Handling Capacity: Based on our experience with similar facilities, Lerch Bates recommends the elevators be capable of moving a minimum of 100% of the peak population in a five-minute period to achieve good service. Any excess above such minimum requirements determines the degree of excellence.

  Lerch Bates must consider a percentage of the estimated building population as the handling capacity criteria for average peaks.

  Passenger Elevators:
  There will be a morning/late afternoon peak in elevator usage as staff arrive or depart similar to a typical office building. There may also be an egress peak in elevator usage assuming all courtrooms dismiss simultaneously.

  The standards used to evaluate the Handling Capacity are outlined as follows:

Handling Capacity Performance Standards (% of Population)		
Class of Service	Passenger Elevators Single Tenant Office 5-Minute One-Way Peak	Passenger Elevators 15-Minute One-Way Egress Peak
Excellent	≥ 16	≥ 120
Good	≥ 14	≥ 100
Average	≥ 12	≥ 90
Unacceptable	< 12	< 90

Recommendations
Based on the preliminary architectural schematics, the design criteria assumed, and the analysis discussed in this narrative, Lerch Bates recommends the following elevator configurations and groups for the new Ector County Courthouse:

- Passenger Elevator Group: one (1) group of four (4) 4,000-pound capacity elevators operating at 350 FPM; overhead traction units
- Secured Transport: three (3) simplex, 5,000-pound capacity elevators operating at
  350 FPM; overhead traction units
- Dedicated Special Staff Elevators: as needed, 3,500-pound capacity elevators operating at 350 FPM; overhead traction units

These systems in the configurations detailed will provide "Good" service for staff, and visitors to these buildings. Service will be balanced between groups with projected average intervals of 16.5 to 23.8 seconds. Available handling capacity will support the anticipated elevator demand. Elevator speeds required are common to the industry utilizing well-proven designs and technology.

Vertical Transport Program Design

Statement of Understanding
DLR Group is currently planning a new 5-story Ector County Courthouse building which will include elevator groups to serve the general public, building staff, and the in-custodies.

Lerch Bates understands the project will need to comply with IBC 2018 per the City of Odessa's currently posted adopted codes on their website. ASME A17.1 2016 is the current elevator code adopted by the State of Texas.
To perform a reasonably accurate analysis of the vertical transport needs of the proposed Ector County Courthouse, Lerch Bates used information and architectural schematics provided by the DLR Group design team. Where details are not yet determined, Lerch Bates estimated traffic volumes and noted them as such. Lerch Bates' primary focus was to determine the appropriate number, size, and configuration of elevators required for the building.

As Lerch Bates understands the building, it will include the following:

Courthouse		
Description	Level	Floor-to-Floor height
Courtrooms	5	0
Courtrooms	4	18
Offices/Courtrooms	3	18
Offices	2	18
Lobby	1	18
	TOTAL	72

Estimated building occupancy populations are as follows: staff of 325 persons and general public of 180 persons. Lerch Bates reviewed the courtroom plans and evaluated the number of seats and assumed that spectator seats would be approximately 50% occupied on average for a total population of 715 persons. This resulted in a population of approximately 55 persons per courtroom.

Due to the much higher ratio of staff to the general public Lerch Bates did not anticipate the general public to be a significant impact on the peak elevator demand for the building. Lerch Bates analyzed for a typical one-way morning peak and a 15-minute egress of all the courtrooms simultaneously to analyze for highest potential peak traffic performance.

These estimates are based on the conservative population estimates provided. These populations were used to develop the required handling capacities. It is important to note that not everyone in the building will require vertical transportation. Some people will visit the ground floor level only.

Elevator Traffic
To determine the appropriate number and type of elevators required for the proposed project Lerch Bates performed preliminary traffic studies. All of the calculations are based on moving a minimum of 100% of the potential elevator population in a five-minute period. For purposes of this study, Lerch Bates used a passenger loading of the peak passenger traffic population equally distributed over the estimated elevator trips over the 5-minute interval or at most 80% of the maximum carload during peak traffic periods. The probable stops are estimated based on the number of potential passengers and/or and the number of floors served.

Peak Passenger Traffic:	
Staff Peak	325 Population X 14% during a 5-minute peak = 46 **Persons per 5-minute peak**
Courtroom Egress Peak	715 Population X 100% during a 15-minute Peak = **715 Persons per 15-minute peak**

Elevator Traffic Analysis and Recommendations
Details of all the preliminary elevator performance projections are contained in the appendices of this report in Volume II, Section X. The following narratives discuss the alternatives considered and the rationale for the recommendations.
1. Geared Overhead Traction Passenger Elevators

   - Capacity: 4,000 lbs. (Clear inside: 7'-8" W X 5'-5" D)
   - Speed: 350 FPM
   - Quantity: four (4) (Grouped)
   - Door Type: 4'-0" Wide X 8'-0", high-speed, Center-Opening
   - Based on the projected elevator population of 325 staff persons and the anticipated courtroom egress population of 715 persons,

probable stops, and the height of elevator travel, Lerch Bates completed the theoretical elevator traffic analysis on a group of four (4) elevators operating at speeds of 350 fpm. These elevators were analyzed to serve levels 1-5.

Using the previously established criteria, Lerch Bates recommends a group configuration of four (4) 4,000-pound capacity, passenger-shaped, overhead traction elevators operating at 350 fpm. They should be arranged two-opposite-two.

This arrangement will provide an average interval of approximately 16.5 seconds and a handling capacity of 28.0% for the staff one-way peak. This will also provide an average interval of 23.8 seconds and a handling capacity of 105.9% for the anticipated courtroom egress peak. We also analyzed traffic results for a group of 3 public passenger elevators; however, this arrangement would not be able to provide satisfactory results.

Appendix A includes the results for this traffic study.

2. Geared Overhead Traction Secured Elevators
    - Capacity: 5,000 lbs. (Clear inside: 5'-8" W X 8'-9" D)
    - Speed: 350 FPM
    - Quantity: Three (3) (Simplex)
    - Door Type: 4'-6" Wide X 8'-0", high-speed, Side-Opening
    - This elevator size is recommended for the secure in-custody elevators as these will be large enough to allow a divider within the cab in case it will be needed to maintain separation between security personnel and in-custody individuals.
3. Geared Overhead Traction Dedicated Special Staff Elevators
    - Capacity: 3,500 lbs. (Clear inside: 6'-8" W X 5'-5" D)
    - Speed: 350 FPM
    - Quantity: As Needed
    - Door Type: 3'-6" Wide X 8'-0", high-speed, Center-Opening
    - For as needed dedicated elevators for special staff such as judges and courts staff, Lerch Bates recommends a 3,500-pound capacity passenger elevator.

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9.10 Code and Fire Protection

Introduction

The new Ector County Courthouse project located in Odessa, Texas is proposed to be a 5-story building with distributed egress stairs and a potential two-story unprotected floor opening/atrium. The building will include approximately 250,000 square feet of courtrooms, lobby space, office space, building support areas and secure holding areas.

Design Criteria: Applicable Codes and Standards

Based on the Odessa, Texas adoption cycle, as of January 1, 2026 the major applicable codes for the project include, but are not limited to, the following:

- International Building Code (IBC), 2024 edition
- National Electrical Code (NEC), 2023 edition
- International Mechanical Code (IMC), 2024 edition
- International Plumbing Code (IPC), 2024 edition
- International Fuel Gas Code (IFGC), 2024 edition
- International Fire Code (IFC), 2024 edition with Appendices A-N
- International Energy Conservation Code (IECC), 2024 edition
- International Referenced Standards Code, 2024 edition
- 2024 NFPA 13 - STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS
- 2019 NFPA 14 - STANDARD FOR THE INSTALLATION OF STANDPIPE AND HOSE SYSTEMS
- 2024 NFPA 72 - NATIONAL FIRE ALARM AND SIGNALING CODE
- 2021 NFPA 92 – STANDARD FOR SMOKE CONTROL SYSTEMS
- 2016 NFPA 110 - STANDARD FOR EMERGENCY AND STANDBY POWER SYSTEMS

Code Summary

Building Use and Occupancy

The project includes the following occupancies, as defined in IBC Chapter 3:

Building Use	Occupancy Classification
Departmental Offices, Judicial Chambers, Building Support	Use Group B, *Business* occupancies (IBC 304.1)
Courtrooms, Public Lobby	Use Group A-3, *Assembly* Occupancy (IBC 303.4)
Central Holding	Use Group I-3 Condition 4 or 5 (308.4, 308.4.4/5)
Courtroom Holding	Use Group I-3 Condition 5 or Group B with Locking (308.4.5)

The project is designed as a non-separated mixed-use building in accordance with 508.3 to account for the Non-Separated Spaces on all Levels including I-3 Occupancy Spaces, which are not required to be separated based on 508.3.3.

The Central Holding Group I-3 Occupancy will be provided with a 1-hour fire-resistance rated smoke barrier separation and smoke compartment for separation in accordance with 408.6.1. Six (6) net square feet per occupant will be provided on each side of the smoke barrier to allow occupants to relocate from one smoke compartment to another as required by 408.6.2.

Special Requirements Based on Use and Occupancy

Group A-3 Courtroom Areas

Group I-3 Condition 4 and 5

- » Means of Egress (408.3)
- » Locking Arrangements (408.4)
- » Fire Resistance Rated Separations
- » Smoke Barriers (408.5)
- » Smoke Control for Windowless Buildings (408.9)

Construction Type

There are a range of potential construction types available for the design of the building depending on the project goals and design considerations. The preferred building concept selected by the client consists of approximately 250,000 square feet of building area over five above-grade stories with a basement level. The most restrictive height and area based on construction type is based on Group A-3 and I-3 Occupancies within the building for a mixed-use non-separated design.

Given these constraints, Type IB, IV-A, or IV-B construction could be utilized. Wōden assumes that the design will utilize Type IB based on the current design concepts.

Allowable Building Size Based on Construction Type

Based on the requirements for the building occupancies, application of a mixed-use non-separated approach, and the overall size of the proposed structure, the building construction type will be Type IB in order to accommodate the overall building area.

The requirements of the IBC apply to each portion of the building based on the occupancy classification of that space. In addition, the most restrictive provisions of Chapter 9 apply in this mixed-use non-separated building. The most restrictive occupancy with respect to height and area is Group I-3.

Table 2: Building Height and Area

Construction Type	Tabular Allowable Area Sprinklered/Nonsprinklered (Table 506.2)	Total Allowable Area per floor (Equation 5-1)	Allowable Height (Table 504.3)	Allowable Stories (Table 504.4)
Type IB	Unlimited (B, A-3)	UL	180FT	12
Type IB	Unlimited (I-3)	UL	160 FT	5

Based on the above, the building height and area are code compliant.

Fire Resistance Rating

The following structural fire resistance ratings will be met based on Table 601:

Building Element	Type IB
Primary Structural Frame	2[1]
Exterior Bearing Walls[2,3] Interior Bearing Walls	2 2[1]
Exterior Nonbearing Walls/Partitions Interior Nonbearing Walls/Partitions[4]	(Table 705.5) 0
Floor Construction and Secondary Members	2
Roof Construction and Secondary Members	2

Notes:

1. Fire-resistance ratings of primary structural frame and bearing walls are permitted to be reduced by 1 hour where supporting a roof only.

2. Not less than required by Table 705.5 of the IBC based on the fire separation distances (FSDs).

3. Not less than the rating as referenced in IBC Section 704.10.

4. Not less than the fire-resistance rating required by other sections of the IBC.

The type and fire resistance required for fire-resistance rated construction in accordance with Section 707 of the IBC are as follows:

Type of Space or Condition	Fire-Resistance Rating (hours)	Type
Shaft Enclosures (IBC Section 713.4)	2	Fire Barrier
Interior Exit Stairways (IBC Section 1023.1)	2	Fire Barrier
Elevator Machine Rooms (IBC Section 3005.4)	2	Fire Barrier
Emergency Electrical Rooms (IBC Section 403.4.8.1 or NFPA 110 Section 7.2.1.1)	2	Fire Barrier
Fire Alarm Equipment (NFPA 72 Chapter 12)	0	Fire Barrier

Fire Protection Systems

Fire Sprinkler System

General Requirements: The fire protection systems for the courthouse project must be designed in accordance with the applicable requirements of NFPA 13 2024 edition and NFPA 14 2019 edition as required by the 2024 edition of the International Building Code as adopted for this project.

Fire Sprinkler System Description: The building will be fully sprinklered with an automatic fire sprinkler system installed in accordance with NFPA 13. The system will be fully automatic and provided with a fire pump to provide the necessary system pressure based on the system demand and hazard classification. Note that the municipal power provider is considered reliable based on the NFPA definition, and as such, a secondary/standby power supply is not required to serve the fire pump as the highest occupied floor of the building is not anticipated to exceed 75 feet above the lowest level of fire department access.

The system will be served by two combination sprinkler standpipe risers (one in each stair) interconnected at the basement level as required by code. Based on the building size, two sprinkler zones may be required and should be preliminarily accounted for per story. Separate floor control valves must be provided in each of the two stairs to serve the sprinkler system at each story.

Fire sprinkler zones at the basement level should be carefully coordinated to correspond with smoke compartment boundaries for the I-3 Occupancy. Woden will work with the Design-Build team as the project progresses to assist in coordination.

Sprinkler Design Criteria: The following minimum design criteria must be utilized for design of the fire protection system.

- Light Hazard: Offices, Lobbies, Meeting/Lounge, Restrooms, Circulation, Courtrooms, In-Custody Areas
- Ordinary Hazard Group 1: MEP Rooms, Custodial Rooms, Legal Resource Center and Storage Rooms

Sprinkler Requirements: The following sprinkler types will be used for the project per the requirements of IBC, NFPA 13.

- Quick response sprinklers shall be installed throughout all light-hazard occupancies as defined in NFPA 13 and required by IBC. Note that quick-response sprinklers shall be used throughout the project including in Ordinary Hazard areas.
- Upright heads will be used in areas with unfinished ceilings and semi-recessed pendant type with chrome escutcheons will be used for finished ceilings.
- Exterior escutcheons shall be poly-coated or concealed type to prevent rusting and oxidation.
- Upright sprinkler type shall be brass and/or corrosion-resistant for exposed piping areas.
- Sprinkler lines within the building shall be concealed within the structure. Routing of piping in non-concealed exposed areas shall be coordinated with Architect and shall take into consideration aesthetic alignment and coordination with other trades.

Coverage and Design Density

Hazard Classification	Protection Area (SF)	Maximum Spacing (ft)
Light Hazard (noncombustible unobstructed)	225	15
Ordinary Hazard	130	15

Water Demand Requirements: The following table identifies the minimum area of coverage, design density, and hose stream allowances based on the hydraulic calculation method. Please note these figures are based on Figure 11.2.3.1.1 of NFPA 13 and are utilizing the smallest area of sprinkler operation.

Hazard Classification	Area of Sprinkler Operation (SF)	Density (gpm/SF)	Hose Stream Allowance – Combined Inside and Outside (gpm)	Duration (minutes)
Light Hazard	1500	0.1	100	30
Ordinary Hazard Group 1	1500	0.15	250	60-90
Ordinary Hazard Group 2	1500	0.15	250	60-90

Freeze Protection: The non-conditioned portions of the building (exterior sallyport) are subject to temperatures below 40 degrees and subject to freezing as defined by NFPA 13. As such, consideration must be given to freeze protection for all piping located within the sallyport and secure parking (if subject to low temperatures).

These options may include:

- Dry System
- Anti-Freeze System (with listed and approved pre-mixture as required by NFPA 13)
- Heat Trace Tape
- Other methods to be evaluated as the project progresses

Control Valves and Water Flow Detection Assemblies: Electrically supervised control valves and flow switches will be provided for each sprinkler zone in each building. A check valve will be provided at each riser assembly. Floor control valves and water-flow detection assemblies are required to be installed at each floor in each stair.

Sprinkler Supervision and Alarms: The following water supply control valves are required to be electrically supervised by a listed fire alarm control unit:

- Automatic sprinkler systems
- Pumps, except jockey pumps control valves sealed and locked in the open position
- Tanks
- Water levels and temperatures
- Critical air pressures
- Water-flow switches on all sprinkler systems

One exterior approved audible alarm located on the exterior of the building shall be connected to each sprinkler system. The alarm shall activate upon flow through the sprinkler system equivalent to the smallest orifice sprinkler head installed in the system being discharged.

System Materials: Schedule 40 steel pipe shall be used for all sprinkler piping on the project. All joints of pipes, fittings and valves with a nominal diameter of 2 ½ inches and less are permitted to be joined by either threaded fittings or grooved fittings. All joints of pipes, fittings and valves with a diameter of 2 ½ inches or greater shall be joined by grooved fittings.

All system components including pipes, sprinkler heads, valves, backflow prevention assemblies, fittings, fire pumps, water flow alarm and detection devices, and fire department connections shall be listed for their intended use in accordance with NFPA 13 and the IBC.

Standpipe Systems

- The building interior exit stairs will be provided with Class I Standpipes as required by IBC Section 905
- Hose valve outlets will be provided at the roof level in accordance with NFPA 14.
- All standpipes will be interconnected in accordance with IBC 905.4.2.
- Hose valve outlet and standpipe locations must be at the main floor landing and must be coordinated to maintain the minimum required clear width arc associated with the stair path of travel as required by code.

Fire Department Connections

The fire department connection (FDC) must be installed in accordance with the IFC, NFPA 13 and NFPA 14. The location of the fire department connections is required to be approved by the code official. FDCs shall be located on the street side of buildings and as close to the street curb as possible, fully visible and recognizable from the street or nearest point of fire department vehicle access. Isolation valves shall not be permitted between the FDC and where the fire department connection piping connects to the system piping. A listed check valve shall be installed in each FDC and shall be located in an accessible location. The check valve shall be installed as close as possible to the FDC lines. The fire department connection shall be installed on the system side of the control valve, check valve, or any pump, but on the supply side of any isolating valves required by NFPA 14 Section 6.3.2. Fire department connections shall not be connected on the suction side of fire pumps.

Fire Sprinkler Demand

The fire sprinkler contractor and/or engineer-of-record are responsible for revising and verifying sprinkler system demand calculations. The following is a conceptual demand by Woden in order to facilitate civil site supply requirements and inform decisions related to potential needs for a fire pump.

The most hydraulically demanding area within the building will be an Ordinary Hazard Group 2 hazard classification. In accordance with Figure 11.2.3.1.1 of NFPA 13, the required area of activation for Ordinary Hazard Group 2 Occupancies is 1500 SF with a density of 0.2 GPM/SF.

The maximum protection area for Ordinary Hazard Occupancies is 130 SF in accordance with Table 8.6.2.2.1(b) of NFPA 13.

Flow demand per sprinkler and number of sprinklers is calculated as follows:

130 SF x 0.2 GPM/SF = 26 GPM (Ordinary Hazard)
130 SF x 0.2 GPM/SF = 13 GPM (Light Hazard)
(1500 SF) / (130 SF/sprinkler) = 12 sprinklers

The flow demand from the sprinkler area of activation is calculated as follows:

26 GPM x 12 sprinklers = 312 GPM

The following calculations add a 30% safety factor and 250 GPM for hose stream requirements:

312 GPM x 1.3 = 405.6 GPM
+ 250 GPM = 655.6 GPM Total Sprinkler System Flow Demand

The pressure at the most remote head is calculated as follows:

Using the equation for sprinkler flow, $Q = K \times \sqrt{(P)}$, rearranged to solve for P
$P = (Q/K)2$

Assuming a K-Factor of 5.6, the pressure at the remote head is:
(26/5.6)2 = 10 psi (Ordinary Hazard)

With the following estimates and assumptions for additional system pressure loss, the system pressure demand can be determined:

- Height to highest sprinkler head (Level 4 ceiling)– 69
- 69 ft x 0.433 psi/ft = 30 psi (Light Hazard)
- Estimated friction loss through pipe, fittings, and valves – 30 psi
- 10 psi + 30 psi + 30 psi = 70 psi Sprinkler System Pressure Demand

Total preliminary sprinkler system "severe case" demand – 660 GPM and 70 psi.

Fire Pump Requirements
A fire pump shall be provided for the project based on the limited water supply availability (low pressure) which is available to the buildings on site. Fire pumps shall be designed and installed in accordance with IFC 913 and NFPA 20.

Protection of Fire Pump Rooms (CBC 913.2.1): Rooms where fire pumps are located shall be separated from all other areas of the building by not less than 1-hour fire-resistance rated fire barriers when the building is sprinklered in accordance with NFPA 13. Fire pumps in non-sprinklered buildings shall be separated from other areas by not less than 2-hour fire-resistance rated fire barriers. Separation is not required for fire pumps that are physically separated in accordance with NFPA 20.

Protection of Fire Pump Rooms (CBC 913.2.2): Cables used for survivability of circuits supply fire pumps shall be protected using one of the following methods:

- Cables used for survivability of required critical circuits shall be listed in accordance with UL 2196 and shall have a fire-resistance rating > 1 hour.
- Electrical circuit protective systems shall have a fire-resistance rating of not less than 1 hour. Electrical circuit protective systems shall be installed in accordance with their listing requirements.
- Construction having a fire-resistance rated of not less than 1 hour.

Equipment Access (NFPA 20 4.12.2): Fire pump rooms not directly accessible from the outside shall be accessible through an enclosed passageway from an enclosed stairway or exterior stair. The enclosed passageway shall have a fire-resistance rating no less than the rating of the fire pump room.

Temperature of Pump Room (IBC 913.3): Suitable means shall be provided for maintaining the temperature of a pump room or pump house, where required, above 40 °F.

Valve Supervision (IBC 913.4): Where provided, the fire pump suction, discharge and bypass valves, and suction valves on the backflow prevention device or assembly shall be supervised open by one of the following methods:

- Central-station, proprietary, or remote-station signaling service.
- Local signaling service that will cause the sounding of an audible signal at a constantly attended location
- Locking valves open.
- Sealing of valves and approved weekly recorded inspection where valves are located within fenced enclosures under the control of the owner.

Fire pump test outlets shall be supervised in the closed position.

Fire Alarm System (Section 907)
The building will be provided with an Emergency Voice Alarm Communication fire alarm system installed in accordance with NFPA 72 and the requirements of IBC Section 907. The system will include:

- Automatic activation upon sprinkler water flow and smoke detection as required by code
- Notification: Speaker/Strobes with Emergency Voice Alarm Communication
- Visual Alarm Appliances will be provided for:
  - » Public and Common-use Areas
  - » Corridors
  - » Lobbies
  - » Meeting Rooms
  - » Sanitary Facilities
  - » Employee Work Areas

Based on the building and occupancy specific requirements, area smoke detection is not required outside of those specific detection requirements associated with elevator recall and closure of fire/smoke doors. It is anticipated that the fire alarm system will monitor duct smoke detectors and AHU-related smoke detectors for supervisory signal and equipment shutdown.

It is anticipated that the fire alarm control panel will be located in the building electrical room or IT room, to be determined as the project progresses.

Site Hydrant Spacing, Site Fire Flow, and FDC Adjacency

Based on CFC Appendix B, before reductions, the fire flow for the building is 6,000 GPM for 4 hours. Based on allowable reductions for fully sprinklered buildings, the required site fire flow is 1,500 GPM for 2 hours.

In order to serve this demand, the project must be provided with a minimum of two fire hydrants, one of which must be located within 50 feet of the building FDC.

Smoke Control

A smoke control system will be provided for Central Holding as required to comply with the requirements for windowless buildings in accordance with Section 408.9. This system will be an engineered smoke management system designed in accordance with NFPA 92 and CBC 909. The following is a summary of the proposed intended design which will need to be reviewed by the AHJ before a rational analysis is developed.

Based on our experience in similar spaces with limited clear ceiling heights, we propose that a modified smoke venting/pressurization system be provided for Central Holding. A smoke control rational analysis is under development for this area. The proposed design approach includes the following pressurization of the I-3 Secure Corridor upon detection of smoke within a holding cell.

The system will be designed to maintain 0.05 in/H2O pressure difference between the corridor and adjacent building spaces. This will allow for the release, staging, and relocation of occupants not directly involved in the cell of origin. The design of this system to include the overall basement corridor or just holding area-specific hallways and corridors will depend upon desired owner functionality and finalization of the interior layout.

- Upon detection of smoke in the I-2 Corridor, activate a "push-pull" airflow system to ventilate the space in support of evacuation operations.
- This system will require spot or aspirating type smoke detection to be utilized for system sequence of operation.
- The sprinkler system and smoke detection zones will need to be coordinated with the I-3 Smoke Barrier/Horizontal exit boundary. This will be coordinated as the design progresses.

Buildings on the Same Lot

The building will be provided with an assumed imaginary property line with a minimum fire separation distance of 20 feet in order to allow for unlimited unprotected exterior openings and non-rated exterior walls based on Table 705.5.

Exterior Wall Ratings and Allowable Openings

The Fire Separation Distance for all sides of the building exceeds 20 feet. Exterior walls are not required to be rated and unlimited unprotected openings are permitted.

Vertical Openings

Vertical openings within the building will be protected in accordance with Section 713.

Shafts must be constructed as 2-hour fire-resistance rated fire barriers and horizontal assemblies in accordance with IBC Section 707 and/or 711.

Where part of a required shaft enclosure is an exterior wall, the exterior wall rating will be subject to the rating requirements of Section 705 based upon Fire Separation Distance, and the rating requirements for shaft enclosure will not apply.

Openings in shaft enclosures are limited to those necessary for the purpose of the shaft. Openings require the same projection as would be required for fire barriers and shall comply with Section 716.

Shaft enclosures for this project include plumbing/HVAC/utility shafts, elevators shafts, and interior exit stairways.

Exit Requirements

Exits shall discharge directly to the exterior of the building at grade or to a path of travel to grade. The exit discharge shall not reenter a building. The exit discharge shall provide a direct and unobstructed access to the public way.

Occupant Load

Occupant load tables will be developed as the project progresses. It is not anticipated that any story of the building will require more than three exits (all occupant loads will be less than 1,000 occupants).

As the floor plans progress, a horizontal exit and/or the reduced egress width factors allowed for by including an Emergency Voice Alarm Communication System will be utilized to reduce the required number of exit stairs.

Note that the Group I-3 Central Holding will utilize 1026.1 Exception 2 such that all exits from the Central Holding spaces will utilize horizontal exiting/occupant relocation and holding instead of allowing in-custody occupants to discharge to the exterior of the building.

Legally Required Standby Systems

ERRCS
EVACS Fire Alarm

Systems on Emergency Power

Exit Signs
Means of Egress Illumination

Means of Egress System

Minimum Number of Exits or Access to Exits per Story

Occupant Load Per Story	Minimum Number of Exits or Access to Exits from Story
1-500	2

Applied Egress Capacity Factors

Egress Component	Egress Capacity Factor
Stairways	0.2 inches per occupant
Other	0.15 inches per occupant

Notes:
This project will incorporate an emergency voice/alarm communication system and uses the lower capacity factors permitted when using an emergency voice alarm/communication system.

Means of Egress Travel Distance Requirements

Occupancy	Distances (feet)	
A	Max Travel Distance:	250
	Max Common Path of Travel:	75
	Max Dead End Distance:	20
B	Max Travel Distance:	300
	Max Common Path of Travel:	100
	Max Dead End Distance:	50
S-2	Max Travel Distance:	400
	Max Common Path of Travel:	100
	Max Dead End Distance:	50

Maximum Thresholds for Spaces with One Exit

Occupancy	Maximum Occupant Load of Space	Common Path of Travel (feet)
A	49	75
B	49	100

Corridor Fire-Resistance Ratings

Occupancy	Occupant Load Served by Corridor	Required Fire Resistance Rating (hours)
A, B	Greater than 30	0

Where two exits or exit access doorways/stairways/ramps are required from any portion of the exit access, and the building is sprinklered, the separation distance shall be not less than one-third (1/3) the length of the maximum diagonal dimension of the area served.

Stairways in the means of egress system shall comply with the following parameters:

- Stairway Width: Sized to meet the required egress load capacity; minimum width not less than 44”
- Headroom: Continuous headroom clearance of not less than 80” (measured vertically from a line connecting the edge of the nosing)
- Riser Height: 4” min to 7” max. Riser heights must be uniform.
- Tread Depth: 11” min. Tread depths must be uniform.
- Nosings: Shall have a curve or bevel not less than 1/16”, but not greater than 9/16”
- Stairway Landings: Width shall be equal to the width of the stairway. Depth shall be a minimum of 48” or equal to the width of the stairway, whichever is less.
- Handrails: Flights of stairways shall have handrails on each side and shall comply with Section 1014.

9.11 Security/AV/Low Voltage

9.11.1 Communications

The communication infrastructure shall be provided by the Design-Build team. This infrastructure shall include the telecommunication rooms, conduit pathways, fiber optic cable, CAT6A cabling, terminations, equipment racks, and network equipment for the communications network. For quality control, the contractor will install all communications infrastructure in conformance to the following requirements and guidelines:

- TIA/EIA 568 Commercial Building Telecom Wiring Standard current revision and associated addenda
- TIA/EIA 568-C.0 Generic Requirements.
- TIA/EIA 568-C.1 Commercial Cabling Requirements.
- TIA/EIA 568-C.2 Balanced Twisted Pair Cabling Standard
- TIA/EIA 568-C.3 Optical Fiber Cabling Standard
- TIA/EIA 569 current revision and associated addenda:
  Commercial Building Standard for Telecommunications Pathway and Spaces
- TIA/EIA 598-C Color Coding of Optical Fiber Cables and Strands
- TIA/EIA 606-A Administration Standard for Telecommunications Infrastructure of Commercial Buildings
- TIA/EIA 607-A Commercial Building Grounding and Bonding Requirements for Telecommunications
  TIA/EIA 455: Fiber Optic Test Standards
- BICSI TDMM 14th Edition
- Active IEEE 802 Standards for Local and Metropolitan Networks including:
  - » IEEE 802.3: 10Base-T Ethernet Standard
  - » IEEE 802.12: 100Base-TX Ethernet Standard
  - » IEEE 802.3ab: 1000Base-T Ethernet Standard
  - » IEEE 802.3ae: 10Gb/s Ethernet Standard
  - » IEEE 802.3af: Power Over Ethernet Standard
  - » IEEE 802.11: All Wireless Ethernet Standard

The communication spaces shall be appropriately sized and in accordance with BICSI standards. Telecommunication rooms will comply with ANSI/TIA 568. Telecommunication rooms, including the building MDF, and individual telecom rooms (TR) will be provided and placed as the design progresses. These rooms will be located to limit the conduit and cable runs from the field device to the equipment cabinet to a maximum of 300 feet. The facility will be configured with the main MDF in the courthouse. Fiber will go directly from the courthouse MDF to each additional TR location on site as needed. The TR rooms will be interconnected via a minimum of two 4" conduit runs. Each conduit run will contain two packs of three-cell textile innerducts. These innerducts will provide a total of six pathways in each conduit. A fiber backbone connecting all of the TR rooms will be installed in some of the innerduct. The remaining innerduct will be spare for future use.

There shall be two vaults outside the courthouse on opposite sides of the building. The vaults will allow for a secondary entry in case a second provider needs access. Two 4" conduits will be installed from the main service entry point of entry (MPOE) to the service provider vaults. These conduits will contain two packs of three-cell textile innerducts. The fiber installed in these conduits will be by the service provider and are not a part of this contract.

Security electronics equipment will be located in the same room as the communication equipment since they require the same level of cooling and access. This will provide for more cost-effective construction.

Optic Fiber Infrastructure

All TRs will be connected to the MDF with a single-mode 48-fiber bundle (24 pairs). Fibers in the TR and MDF will be terminated on a rack-mounted fiber patch panel referred to as a Light Interface Unit (LIU). All fiber will be terminated on both ends and tested to confirm functionality. Vaults and handholds to access raceways for pulling fiber should be minimized to keep the fiber secure from tampering. The single mode fiber will be terminated in 1-RU housing LIU located in the top of the equipment racks with LC/APC connectors. The fiber will be pigtail fusion spliced to the LIU cartridges and tested with a certified Tier 2 OTDR. Additional fiber runs will be required for all devices that extend over the 300-foot distance limitations of CAT6A cable and for exterior devices that are located off the building for electrical isolation from lightning strikes.

Category 6A Cabling Infrastructure

The horizontal cabling will be CAT6A and color-coded in accordance with Ector County IT standards. Horizontal cabling will be limited from the outlet to the equipment patch panel at 300 feet. The contractor will furnish and install a communications outlet with three RJ45 jacks for each workstation. Fully terminate all jacks with CAT6A cabling from the jack at one end to a CAT6A patch panel in the local security electronics/TR room. All communications outlets will be installed near electrical power outlets to support computers and other staff electronics. Contractor is to provide the following cables to each location:

- Three (3) CAT6A per workstation
- Three (3) CAT6A per office on two of the four walls
- Four (4) CAT6A per shared workspace
- Two (2) CAT6A per wireless access point

After installation and before energizing, the contractor shall test all CAT6A cabling and document that the installed infrastructure meets manufacturer's performance standards. Contractor will replace any cable not passing the tests and retest. All test documentation will be furnished to the owner at project completion.

The contractor is responsible for all network equipment for security and IP video systems, including network switches. All equipment for the Owner's tel/data communication network is the responsibility of the Owner. The contractor will assist by providing space in equipment racks for Owner's network switches, patch cables, and servers. Drawings will contain rack elevations that clearly indicate the amount of spare rack space in each equipment room. Owner is to confirm there is adequate space for their equipment as well as outside vendors.

Contractor vs. Owner Scope of Work

Device	Furnished	Installed	Additional Comments
Conduit/Raceway	Contractor	Contractor	
Tel/Data Racks	Contractor	Contractor	Two post and 36" server racks, 36" cabinet, Chatsworth (CPI)
Wire Management	Contractor	Contractor	Vertical and horizontal, Velcro > zip ties
Rack Power Dist. Units (PDU)	Contractor	Contractor	120VAC 20 Amp unless otherwise stated
Cat6A Cabling	Contractor	Contractor	Includes labeling and testing
Patch Panels	Contractor	Contractor	Includes labeling and testing
Face Plates	Contractor	Contractor	Includes labeling and testing
Patch Cables (Tel/Data)	Owner	Owner	(Does not include video, security, intercom)
Network Switches (Tel/Data)	Owner	Owner	(Does not include video, security, intercom)
Computer Stations/Telephones	Owner	Owner	Patch cables by Owner
Wireless Access Points	Owner	Owner	Patch cables by Owner
Voip Telephone Headend	Owner	Owner	Patch cables by Owner
Fiber LIU	Contractor	Contractor	Includes labeling and testing
Fiber Patch Cables Tel/Data	Owner	Owner	
Conduit for Service Provider	Contractor	Contractor	
Fiber from Service Provider	Owner	Owner	
Conduit between TR/MDF	Contractor	Contractor	
Fiber between TR/MDF	Contractor	Contractor	
UPS	Owner	Owner	15 minute

Audio-Visual Infrastructure

Each television location shall be provided with two (2) CAT6A drops. As a minimum, TV outlets shall be installed in the following areas:

- Lobby
- Waiting rooms
- Jury rooms
- Judges' chambers
- Staff break rooms

In addition, rooms designed for larger groups shall support enhanced audio-visual capabilities. These spaces include:

- Multi-purpose rooms
- Conference rooms
- Courtrooms and hearing rooms

The contractor shall furnish and install the following AV infrastructure for each location.

Lobby and Waiting Areas: The contractor shall provide a basic AV solution consisting of a passive HDMI input connected to a wall-mounted television monitor. Audio shall be delivered through the television's integrated speakers.

Jury Rooms and Judges' Chambers: The contractor shall provide a basic AV solution consisting of a passive HDMI

9.11 Security/AV/Low Voltage

input connected to a wall-mounted television monitor. Audio distribution shall be through the TV's built-in speakers.

Staff Break Room: The contractor shall provide conduit and CAT6A cabling to support a smart AV system capable of playing audio synchronized with the television source or independently routed music through ceiling-mounted speakers. Furnished equipment shall include amplifiers, speakers, wall monitors, and control panels.

Multi-Purpose Rooms: The contractor shall install conduit and CAT6A wiring to support a smart AV system capable of controlling room devices such as the wall-mounted display, ceiling-mounted speakers, amplifier, and ceiling projector.

The AV control panel shall manage:
- Volume via the amplifier
- Source input selection
- Operation of the motorized projector screen

The contractor shall also provide conduit and cabling for an active HDMI solution enabling user display to the ceiling-mounted projector.

Furnished equipment includes projector, motorized screen, speakers, AV control panel, amplifier, and wall monitor.

Conference Rooms: The contractor shall provide conduit and CAT6A cabling for a smart AV solution enabling switching between room display devices, including an Owner-provided wall-mounted TV and a ceiling-mounted projector. The AV panel shall control device volume and the motorized projector screen.

The contractor shall install CAT6A cabling for an active HDMI solution allowing users to present to either the wall monitor or the ceiling projector. Furnished equipment includes projector, motorized screen, wall monitor, and AV panel.

Courtrooms/Hearing Rooms: The contractor shall provide conduit and CAT6A cabling for a complete courtroom audio-video system. Infrastructure shall include raceways for Owner-provided microphones, sound mixers, amplifiers, ceiling speakers, control panels, and a minimum six-video-input / four-video-output mixer.

Multiple audio/video input locations shall be provided at key courtroom positions, including where applicable:
- Judge's bench
- Counsel tables
- Clerk's desk
- Court reporter's desk

The contractor shall install raceways from each of these stations to a centralized point as well as AV mixer installation.

Contractor vs. Owner Scope of Work

Device	Furnished	Installed	Additional Comments
Televisions/mounts	Contractor	Contractor	
IPTV Signal solution	Owner	Owner	Owner to provide signal source and type
Projectors	Contractor	Contractor	
Motorized screens	Contractor	Contractor	
AV Overhead speakers	Contractor	Contractor	
Rough in for AV speakers	Contractor	Contractor	
Courtroom Microphones	Contractor	Contractor	
AV Control panels	Contractor	Contractor	
Wireless controls (keyboard/mouse)	Contractor	Contractor	
Web cameras conference rooms	Contractor	Contractor	
Passive HDMI inputs	Contractor	Contractor	
Active HDMI inputs	Contractor	Contractor	
Sound Mixers	Contractor	Contractor	
Video matrices	Contractor	Contractor	
CAT6A cabling for AV	Contractor	Contractor	Located at control panels, televisions, projectors, and active HDMI inputs

Radio Infrastructure
An initial survey should be conducted to determine the Emergency Responder Radio Frequencies available along with the anticipated signal strength for each frequency. If the signal strength is insufficient, then a Distributed Antenna System (DAS) may be required. As construction nears completion, a site RF survey will be required to confirm the final DAS requirements.

9.11.2 Security Overview

The following security overview establishes guidelines for the basis of design for security systems in the new Ector County Courthouse. The new courthouse employs best practices in physical design, supplemented by security systems. The design limits the number of access points for entering the facility.

Security Policies
The new Ector County Courthouse design employs best practices to meet the County's needs for decades to come and to address the security deficiencies inherent in the existing courthouse.

The new courthouse includes several physical security features that form the basis of courthouse security:
- Dedicated circulation paths for public, in-custody (secure), and; court staff (restricted)
- Centralized and courtroom holding areas for in-custody individuals
- Security screening for the public and staff at the public lobbyentrance
- Dedicated secure parking and entry for judges and elected officials
- Building layout that enhances direct line-of-sight observation

The Design-Build team embedded these concepts into the concept design. To supplement the physical security features, we introduce electronic security systems. Building security includes surveillance systems (building perimeter, site, and interior), monitoring systems (card access and door monitoring), and duress alarms at designated locations. The in-custody, fully integrated security system features detention-grade devices: intercoms, remotely controlled doors, a surveillance system, and card access at designated locations.

Physical and supplemental electronic security features rely on well-defined, consistently enforced policies and procedures to deliver a holistic solution. Policies don't stand alone; a single policy decision has implications for other policies and how they take shape. The Design-Build team recognizes that establishing and implementing security policies represents a significant departure from the established culture and current environment in which the courts operate. The Design-Build team appreciates the county leadership and the Sheriff's Office for defining new policies for the new courthouse and your commitment to implementing them.

Security Screening
Screening all staff (except judges), attorneys, and public visitors is the national standard best practice. Because of the operational costs of staffing multiple security screening access points, jurisdictions have moved away from providing dedicated staff entry and instead used the main public entry, supporting the County's decision to adopt this same model. Recognizing that staff may experience delays while waiting in the visitor security screening line, the new courthouse offers a dedicated staff screening line to streamline the process.

Parking
Providing dedicated, secure parking for judicial officers aligns with national best practices for shielding judges from external and internal threats. The new courthouse includes parking for judges and elected officials, including the: County Judge, County Commissioners, County and District Attorneys, and County and District Clerks. In the current conceptual optionsfinal preferred building concept, the secure parking resides under the building, where judges will use card access/badge to access a restricted elevator, which takes them to their respective court/office floors without intersecting with the public or in-custody individuals.

All other courthouse staff park in the new parking garage located adjacent to the courthouse.

Weapons
The Sheriff, who is responsible for courthouse security, carries their weapon outside of the in-custody holding areas. The Texas Commission on Jail Standards prohibits weapons inside the secure perimeter of in-custody holding areas and requires a gun locker at each point of access to store weapons and ammunition.

While the public is typically prohibited from bringing a gun into courthouses, state laws and judicial orders define exemptions that define who is allowed to carry a gun into

courthouses. For the new courthouse, peace officers on official business may carry their official-issue weapon. To do so, the officer must go through public screening and record their name, agency, badge number, business reason, anticipated destination within the courthouse, time in, and time of departure from the facility in a log.

If a peace officer arrives at the courthouse for any reason other than official business, the peace officer must check in with security screening personnel in the public lobby. After presenting a badge and completing the log, security personnel may grant the peace officer access to gun lockers (up to 10) in an alcove, screened from public view, to secure their weapons while in the building. When departing, the peace officer signs out and retrieves their weapon from the gun locker before exiting the facility.

Security Levels

The courthouse operations break down into four security zones, each assigned a level that defines construction, finishes, furnishings, hardware, and security requirements based on the space's use and occupants.

Level 4:
Secure — In-custody (Transfer Routes and Holding Areas)
Level 4 defines the requirements, in compliance with the Texas Commission on Jail Standards, for 4- and 8-hour in-custody holding facilities for the vehicular sallyport, central and courtroom holding areas, movement corridors, and elevators associated with in-custody movement. A "secure perimeter" defines the limits of Level 4 Secure areas. Anyone moving into or out of Level 4 Secure Areas must pass through the secure sallyports or vestibules equipped with interlocked doors or gates that allow only one door or gate to be operated at a time. Selected doors within Level 4 areas require detention-grade electrified locks, door position switches (DPS), and Lock Position Switches (LPS) controlled and monitored by the Center Control. All controlled doors require an intercom and camera, enabling Central Control to communicate with anyone requesting access and verify identification before granting access.

Level 3:
Secure — Restricted (Judicial/Staff Personnel/Sheriff)
Level 3 Refers to spaces located within the limited-access perimeter, predominantly used by judicial and staff personnel. This includes restricted elevator access and corridors, as well as all associated staff suites.
Authorized personnel access Level 3 Secure Areas using card access badges. In some cases, such as when visitors arrive to meet with a judge, the doors are remotely controlled by staff in the judge's chamber.

Level 2: Secure — Public (Attorney/Client)
Level 2 applies to areas where attorneys and clients meet (attorney/client conference rooms located adjacent to courtrooms). Security personnel grant access to Level 2 restricted spaces via manual key locks or badge reader (electrified).

Level 1: General Public
The public areas reside outside the perimeter of other security levels and are accessible only to the public after the security screening checkpoint and only during business hours.

After successfully clearing security screening, access to Level 1 areas is unrestricted to the public during normal business hours, though the area is monitored. The doors may include key locks. The main entrance may include electrified locks controlled by the Access Control System via a card reader, providing after-hours, weekend, and holiday access for selected personnel.

Control Zones

The courthouse includes two Control Centers, each running separate systems and responsible for specific areas.

Both control rooms are equipped with CCTV monitors displaying camera feeds specific to their area of operation, and both CCTV systems support an event-driven control scheme, supplemented by multiplexed views. An event-driven system means programmed views rotate through multiplex screens, and specific events automatically trigger digital recording of the event and a full-screen display on the call-up monitor. Duress alarms report to both control centers.

Building Security
Located on the first floor near security screening, the Building Control Center (Building Control) monitors access to the judicial, general staff, building services/ loading dock, and public areas of the courthouse and is staffed by Sheriff personnel. Except for in-custody areas, Building Control monitors all activity throughout the courthouse, parking garage, and civic park. The Central Holding control room and the jJail's Central Control can view camera feeds.

In-Custody Security
Located within the secure perimeter of the central holding area, the In-Custody Central Control (Central Control) employs fully integrated security electronics and control systems for the Vehicular sallyport, movement, and holding areas. Central Control is equipped with camera feeds for all cameras monitored by Building Control. The Sheriff's office staffs the In-Custody Control Center with corrections staff.

Central Control at the Jail can take over control of the courthouse in-custody security systems during an eventincident, freeing up courthouse sheriff personnel to respond. When sheriff personnel arrive in the morning, the jail Ccentral cControl grants access and delegates operations to the Control Center. The jail's Central Control assumes control of the in-custody systems when the area closes at the end of the day.

The Sheriff uses transport vans to shuttle in-custody individuals from the jail to the courthouse for court proceedings, then return them to the jail at the end of the court day (no in-custody individuals reside at the courthouse overnight). Sheriff Deputies accompany all in-custody individuals for their duration in the Ccourthouse.

A vehicle sallyport provides a secure area for transferring in-custody individuals from vehicles into the secure perimeter of the courthouse's central holding area. Deputies escorting in-custody individuals to the courtroom holding areas use designated secure elevators that Central Control monitors and controls.

Attorneys consult with clients using non-contact interview rooms located in the central holding area. Attorneys access the interview rooms from public circulation

9.11.3 Electronic Security Systems

The courthouse is not a 24-hour facility. Therefore, the building's locking control system shall be operable from the main jail. An additional control station shall be installed at the main jail, providing full control of the courthouse detention areas. The camera system in all secure areas shall also be integrated with the main jail's security systems to enable after-hours monitoring and oversight.

Security electronics is a custom integration of multiple subsystems into an integrated whole. The purpose of the system is to provide a safe environment inside the courthouse. The system also allows flexibility to adjust as staffing levels fluctuate. Security electronic systems allow staff to control and monitor doors providing safe movement through the building. Cameras and intercoms are incorporated to allow staff to quickly identify individuals by sight and sound before unlocking a door as well as monitor interior and circulation spaces.

All security system cabling will be installed in conduit. Conduit will be concealed from adults in custody by routing them under the slab from the security electronics rooms to the devices in walls, pipe chases, or electronics rooms. Cabling and its installation shall comply with NFPA 70.

Refer to the detention section for more information on locks and doors that are controlled by the security electronics systems.

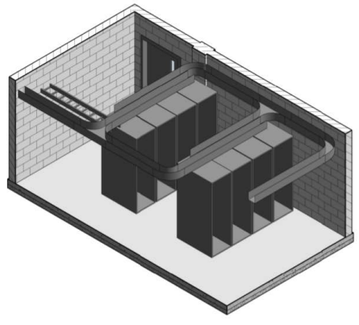
Applicable Codes and Nomenclature

- OSHA: Occupational Safety and Health Administration
- IBC: International Building Code
- NFPA: National Fire Protection Association,
- NEMA: National Electrical Manufacturer's Association
- MDF: Main Distribution Frame
- TR: Telephone room
- UL: Underwriters Laboratories, Inc.
- ADA: Americans with Disabilities Act
- BICSI: Building Industry Consulting Service International
- EIA/TIA: Electronic Industry Association / Telecommunications Industry Association
- ANSI: American National Standards Institute, including:
  - » ANSI/EIA/TIA 568-B Commercial Building Telecommunications Pathways and Spaces
  - » ANSI/EIA/TIA 607 Commercial Building Grounding/Bonding Requirements

Electronics Security Contractor

Each contractor must have a proven history of successfully completing major correction projects. All work will be completed in accordance with the current requirements of codes, standards, and agencies. This scope may also include the Fire Alarm and telecommunications sections, or the General Contractor may assign those systems to other qualified firms specializing in those scopes of work. At a minimum, the scope of the Electronics Security Contractor will include:

- Programmable Logic Controller (PLC)
- Touchscreen Control Stations
- IP Video System
- Video Monitoring Station
- Intercom System
- Staff Duress System
- Uninterruptible Power Supply
- Card Access



Programmable Logic Controller (PLC)

A networked PLC system will provide all required logic and programming to monitor door position switches and contact devices interface the various systems into a cohesive operating system. The PLC will maintain point lists and pass information between subsystems to automate repetitive operational tasks allowing staff to focus on security issues instead of focusing on how to operate the system.

The PLC and the electronics for the subsystems will be installed in freestanding racks or wall mounted cabinets with proper cooling to enable the electronics to provide reliable service with maximum performance. All PLCs will be networked together in a looped configuration allowing for continued operation with a single fiber failure.

All PLC electronics will be supported by Uninterruptible Power Supply units connected to emergency generator power. The emergency generator is designed to take over the electrical load in approximately 10 seconds. The Uninterruptible Power Supply will carry the electronics until the emergency generator comes up to speed and takes over the load. This will provide seamless operation during the transfer from normal to emergency power and eventually back to normal power.

Lock Relay Controls

Detention grade doors are monitored for two conditions. A door position switch will monitor that the door is closed, while a latch bolt sensor will monitor that the latch bolt is extended. Both conditions must be true for the door to be displayed as secure. Doors not secure will be displayed in red with an open-door graphic on the Touchscreen Control Station.

Emergency Release

Code-required Emergency Release is a critical function for door control and must be accomplished in an area within two minutes by minimal staff. Article 408 of the IBC requires that all locked doors be unlocked with the bolts held back so that doors do not relock when closed. Normal operation is that when the door is unlocked and then closed, it automatically locks back. Emergency release is activated and deactivated by icons in Central Control. Emergency Release may only be activated as a matter of the Policies and Procedures for the building. It can be used to evacuate the building, or during a search and rescue after a major fire event to find missing individuals when head counts come up short.

System Automation

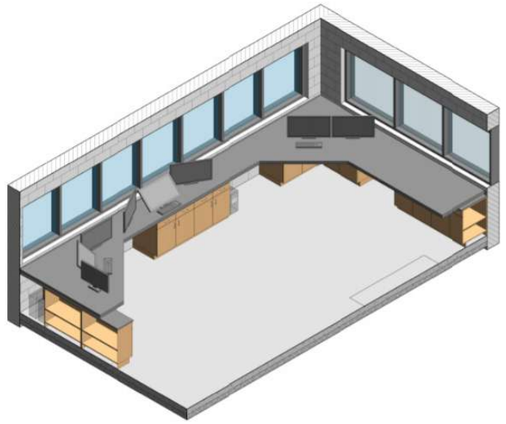
The systems operation functions are automated so that security staff can focus on the security aspects and not focus on how to operate the electronics. An alarm list is maintained of all active alarms. Alarms are listed in order of importance. The operator can work through a list of alarms simply by selecting the next item in the list. The operator can always choose another item in the list if required by experience or post policies and procedures.

Camera Call-up

Further automation is provided for camera call-ups. When an officer selects the icon to answer an intercom call at a door, the camera, PLC, and intercom will be integrated so that the camera video is automatically called up on the spot monitor at the same time the intercom audio is connected. Camera icons will allow video to be pulled up on the video spot monitor independent of an intercom call.

Touchscreen Control Stations

Touchscreen workstations provide a graphic floor plan of the areas controlled. On these floorplans are icons representing the doors and intercoms to be controlled. The officer can move freely through the screens to tour the facility and call up cameras and intercoms as required. Operators can navigate through the screens by starting on a site screen and selecting the building area to view. There will be a maximum of three levels of screens to get to an area. Alternately, in response to an alarm, the alarm can be selected from an alarm list and the system will display the screen containing the alarm directly. Two touchscreen workstations supplemented by video workstations are proposed for the courthouse. Utility screens will be provided for miscellaneous functions required for a fully operational system. Touchscreen stations shall be able to unlock doors, monitor door status, answer intercom calls, select cameras to be displayed, monitor facility alarms, control power outlets, and control lighting. A Control Matrix will be developed to show how all the devices are monitored and controlled.



Closed Circuit Television System
ixed Internet Protocol (IP) Cameras will be provided to monitor the approach to each controlled circulation door and to monitor critical group areas. All cameras will be recorded and the video actively stored for a minimum of 90 days. Final camera locations will be reviewed and approved by the owner. Camera video will be actively viewed in Central Control. The system will be programmed with video call-ups for intercoms and duress activations automated where possible to allow for efficient staff operation. Video will be stored to allow video to be retrieved and offloaded to appropriate electronic media for forensic purposes.

Video management software will be provided to manage the cameras and recording servers. Dedicated Ethernet switches will be a part of a CCTV video network designed to handle the video bandwidth of the facility. All camera equipment will be ONVIF compliant. The advantage of ONVIF compliant IP cameras is that as new features are added to the ONVIF standard, those cameras can be added to the existing network even if they are manufactured by a different company. Future software and firmware upgrades can be added to enhance the system functionality. Compression algorithms will maximize video storage. Equipment will be manufactured by one of the following companies:

- Pelco
- Bosch
- Vicon
- Axis
- Hanwha
- Milestone
- Genetec

The Camera system and video monitoring stations will be supported by Uninterruptible Power Supply units connected to emergency generator power.

Intercom and Paging Systems
Each holding cell will be provided with an emergency intercom station that allows the occupant to place a call for help to the control station for use during an emergency. Intercom staff stations will be provided on both sides of controlled circulation doors and gates. Paging will be provided and zoned by area. The paging zones can be paged from the Security Office station or alternately from the telephone system.

Staff Duress Button System
A system of duress buttons will be provided throughout the new construction for use by staff to call for help. These duress buttons will be industrial grade red mushroom buttons with key reset. They will be monitored by the PLC system. When pressed, they will latch and signal a duress alarm in central control. Each duress button will be individually annunciated. A key reset will be required for the alarm to be cleared. Circular protective guards will be provided where there is a possibility of accidental activation.

Uninterruptible Power Supply
All security electronics will be supported by Uninterruptible Power Supply units connected to emergency generator power. The Uninterruptible Power Supply will carry the electronics until the emergency generator comes up to speed and takes over the load. This will provide seamless operation during the transfer from normal to emergency power and eventually back to normal power. The UPS units will be sized to carry all security electronics equipment for one hour. The UPS units will be installed by the ESC and installed by the electrical contractor. UPS units will feed an electrical panel in each TR/MDF room as indicated on the drawings. The electrical panels will then be hardwired to the security equipment racks and security station outlets.

Access Control System
The Access Control System will be used to monitor and open doors throughout the facility. The Security System workstation can be used to open and monitor doors, or the doors can be opened with a valid key card/fob/NFC capable cell phone. Access control readers will be provided at exterior entry doors. Egress will be activated by a request to exit device consisting of either a motion detector above the door, an exit switch on the wall, or be a function of the door hardware. Access control readers will provide a clear separation between the public and facility personnel. Entry doors into the administration areas of the building will be controlled by the access control system.

The Access Control system will control the front lobby door and unlock the lobby door for business hours based on time. Staff can enter during non-business hours at the exterior Lobby and Staff entry doors by presenting valid electronic verification.

An enrollment station will be provided for creating and managing user access. The enrollment station will consist of a computer, photo camera, appropriate hardware, and the appropriate software. The enrollment station will be used by the manager to activate a new employee and provide the employee with access to open the appropriate doors. The employee information will be stored in a database and identified with the user for recording facility activity. Users can be deactivated or left active with no functions. The system will record when a card/fob reported as lost is being used without opening doors.

Doors will be provided with door position switches to detect if the door is open. This information will be displayed on Security System Workstations and recorded in a data base for reporting purposes.
There will be exterior gates that limit vehicle access to staff parking areas. These gates will be controlled by the Access Control System. Loop detectors will be used to allow vehicles to leave the restricted areas without presenting a card/fob.

Contractor vs. Owner Scope of Work

Device	Furnished	Installed	Additional Comments
IP Video			**Turnkey system**
Racks	Contractor	Contractor	36 inch cabinet, Chatsworth (CPI)
Conduit	Contractor	Contractor	
Cabling	Contractor	Contractor	
Video Monitors/workstations	Contractor	Contractor	
Cameras	Contractor	Contractor	
Licenses	Contractor	Contractor	
Video Storage	Contractor	Contractor	
Video Server	Contractor	Contractor	
Video Switches	Contractor	Contractor	
Patch Cables	Contractor	Contractor	
Detention Locking Control			Turnkey system
26" Touchscreen stations	Contractor	Contractor	
Locking Control Equipment	Contractor	Contractor	
Intercom system	Contractor	Contractor	
UPS system	Contractor	Contractor	15 minutes of run time. Central UPS
Conduit and wire	Contractor	Contractor	
Card Access System			
Door Hardware	Contractor	Contractor	
Readers	Contractor	Contractor	
Cabling	Contractor	Contractor	
Door Boards	Contractor	Contractor	
Conduit	Contractor	Contractor	
Enrollment Station	Contractor	Contractor	
Software/Programming	Contractor	Contractor	
Cards	Contractor	Contractor	

9.11.4 Detention Openings

Building walls will provide a secure barrier for each holding area. The number of doors and windows through the secure barriers will be minimized as allowed by Code. Doors passing through the secure perimeter walls will be detention-grade doors, detention-grade frames, and detention-grade hardware. Doors and windows will be fire-rated where required.

Detention Hollow Metal
The Detention Hollow Metal will be manufactured by a nationally recognized manufacturer. The security detention Hollow Metal Doors, Frames, and Windows will be custom fabricated and will comply with the following:

- ASTM F1450-12a Standard Test Methods for Hollow Metal Swing Door Assemblies for Detention and Correctional Facilities
- NAAMM 863-04 Guide Specifications for Detention Security Hollow Metal Doors and Frames.
- ASTM F1643-05 Standard Test Methods for Detention Sliding Door Locking Device Assembly

Detention hollow metal doors will be constructed of 14-gauge steel at all areas except holding cells which will be 12-gauge. Security hollow metal frames will be 12-gauge.

Detention Locking Systems
This narrative describes “electro-mechanical” type hardware. This project is intended to be an open bid with detention hardware manufactured by Southern Steel or Airteq. All of the detention locks will be sourced by one manufacturer for ease of maintenance. Features required are as follows:

- Doors that enter the building from the secure sallyport and from the holding areas to the courtrooms will be electrically-controlled Detention Hollow Metal. These doors will be provided with a detention-grade door position switch to indicate that the door is closed. These swing doors will be provided with maximum security wide-jamb electro-mechanical locks equal to the 10120 lock. Internal 24 VDC motors with a half-cycle function operate the locks. The locks will have an internal latch-bolt monitor to indicate that the bolt is extended. Doors are secured when the latch-bolt is extended and the door is closed. If either condition is not true, the door is not secured. All circulation doors will be keyed both sides. Circulation, egress, and fire doors are provided with door closers.
- Holding Cell and non-contact cClient iInterview doors will be remotely-controlledremotely controlled Detention Hollow Metal. These doors will be provided with a detention-grade door position switch to indicate that the door is closed. Cell doors will be provided with maximum security wide-jamb electro-mechanical locks equal to the 10120 lock. Internal 24 VDC motors with a half-cycle function operate the locks. The locks will have an internal latch-bolt monitor to indicate that the bolt is extended. Doors are secured when the latch-bolt is extended and the door is closed. If either condition is not true, the door is not secured. All cell doors will be keyed on the corridor side only.

Detention-Rated Glass
Pre-approved glass manufacturers will provide detention-rated glass. A variety of attack ratings and thickness will be utilized where appropriate. The products selected will protect against physical attack as required in each location based on its implementation.

Glass-clad polycarbonate consists of polycarbonate layers sandwiched between two panes of glass. Higher attack ratings are achieved by adding more layers of polycarbonate. The outer glass panes resist scratching better than laminated polycarbonate. The design will endeavor to minimize the number of different sized glass panes.

Some exterior openings may require an energy rating that requires a multi-pane assembly. The inner pane would provide the detention rating and the outer pane would provide the energy performance. Fire-rated detention glazing is very expensive and will be used only where necessary. The glazing will be further defined as the design develops.

<u>Standard Detention Glass-Clad Polycarbonate</u>

- Grade 1: 1” Glass Clad polycarbonate (WMFL level II - 60-minute physical attack, ASTM F1915 Grade 1 - 60-minute containment
- Grade 2: 3/4” Glass Clad polycarbonate (WMFL level III - 30-minute physical attack, ASTM F1915 Grade 2 - 40-minute containment
- Grade 3: 11/16” Glass Clad polycarbonate (HPW Level II Forced entry, ASTM F1915 Grade 3 - 20-minute containment)

<u>Insulated Detention Glass</u>

- Grade 1: 1-5/8” tinted gray tempered exterior, insulated air-gap unit with heat strengthened interior glass (WMFL level II - 60-minute physical attack, ASTM F1915 Grade 1 - 60-minute containment)
- Grade 2: 1-3/8” tinted gray tempered exterior, insulated air-gap unit with heat strengthened interior glass (WMFL level III - 30-minute physical attack, ASTM F1915 Grade 2 - 40-minute containment)
- Grade 3: 1-7/16” tinted gray tempered exterior, insulated air-gap unit with heat strengthened interior glass (HPW Level II Forced entry, ASTM F1915 Grade 3 - 20-minute containment)

9.12 Furniture, Fixtures, & Equipment

Introduction

Furniture for the new Ector County Courthouse will support three primary goals:

- Facilitate the building's operational functions;
- Align with the County's expectations for durable and timeless quality; and
- Reflect the dignified, civic nature of a courthouse.

During the project definition phase, the design team begins by providing representative visuals that align with the project's square footage space standards. Such visuals provide insight into the function and opportunities within each room. These visuals illustrate how each room can function and what operational opportunities exist within them. The recommended furniture types herein form a high-level Basis of Design, accompanied by a preliminary budget. Ultimately, furniture that meets the requirements identified below will be specified and procured per the Texas state code. All FF&E (furniture, fixtures, and equipment) specifications and procurement will be coordinated with the project leadership team.

Lobby and Public Spaces

The furniture in the Public Lobby and waiting areas throughout the new Ector County Courthouse will be durable, functional, and consistent with the overall building design. Furniture within these zones will be of an appropriate scale and feel welcoming to visitors. The design team will rely on trauma-informed design principles. Recognizing that many visitors to the courthouse may feel inconvenienced or stressed, the design team will rely on trauma-informed design principles throughout the building. Furniture will support these principles by contributing to an environment intended to boost behavioral, psychological, and physiological benefits. Multiple seating options will address varied user needs, and products will be selected intentionally to promote a positive public experience without sacrificing durability or safety.

Courtrooms

Most courtroom furniture will be built-in millwork that meets the same ergonomic and accessibility requirements as standard furniture. The design aesthetic of the courtroom millwork will align with the overall architectural design of the courthouse.

Offices and Work Areas

Office furniture must support individual needs maintaining ergonomic performance. It must be durable, easy to maintain, and consistent with the dignified character of the courthouse building. All furniture and workspaces will meet accessibility standards, align with office space standards, and provide equity across the entire building. Office furniture should create equity without forced uniformity in order to meet unique users' needs without excessive customization. Therefore, each workspace type will use a furniture "kit of parts" to allow for standardization of the main components with flexibility with other options. This approach streamlines maintenance, supports user needs, and offers cost advantages for the County.

Secure Spaces/Holding Areas

Safety is a top priority for the new Ector County Courthouse. This will primarily be achieved through improved circulation systems that separate public, staff, and in-custody routes and spaces. Particularly within in-custody spaces, the furniture must meet strict durability and performance requirements while creating an environment that is as normative as possible. All products will be selected based on proven quality and warranties appropriate for secure-use conditions, and must be approved by the Texas Commission on Jail Standards.

Exterior

Site furniture may be incorporated at building entrances and outdoor areas to create a welcoming environment for the public. All exterior furniture must be durable and weather-resistant and may include vandal-resistant design details integral to each item.

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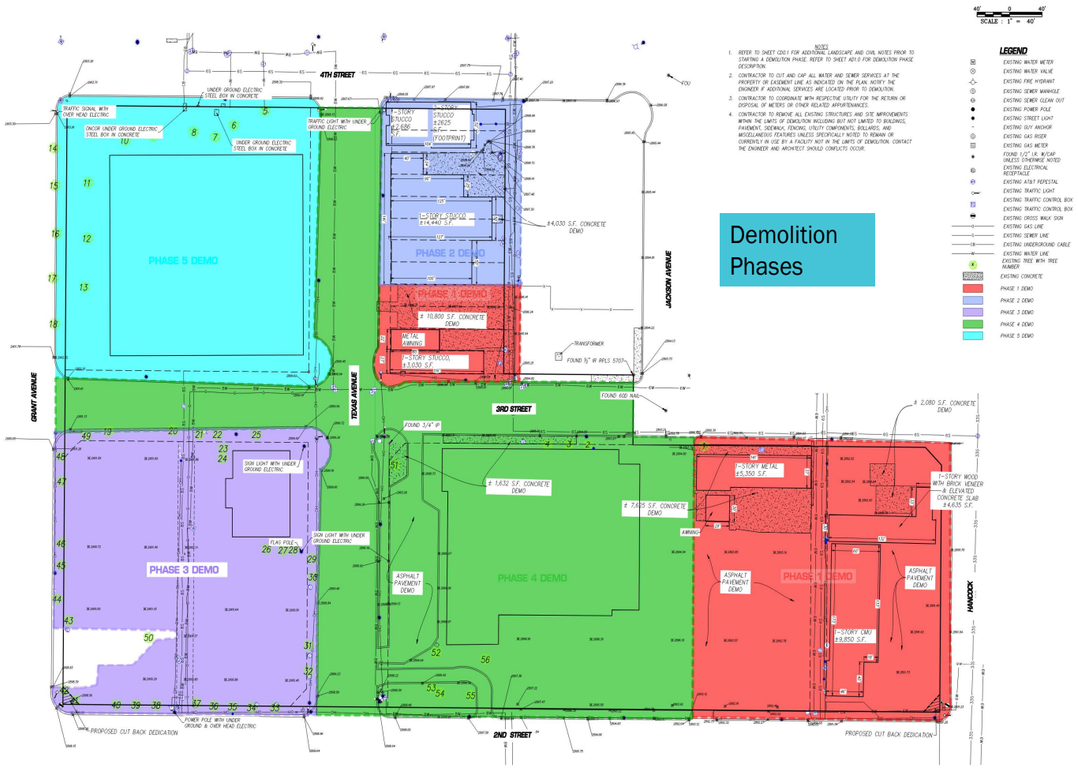
10 Construction Phasing

10.1 Project Abatement, Demolition, and Construction Phases

Introduction

The Ector County Courthouse project will proceed in carefully sequenced phases, from clearing outdated facilities, promoting safety through abatement, demolition, complex site logistics, and finally constructing a new Parking Garage and Post Office, a new Courthouse, and new Civic Plaza that will serve the community.

The overarching goal is to transition multiple facilities – Amigos Bonding, Tire Shop, Petro Building, VMF, Post Office, Courthouse, Health Department, and Texas Avenue Buildings – through abatement, demolition, and eventual redevelopment into new civic infrastructure.



Phase 1:

Abatement and Demolition of Tire Shop, Petro Building, Amigos Bonding and VMF

This phase starts with asbestos abatement and demolition of Tire Shop & Petro Building, followed by Amigos Bonding. Tenants will need to vacate the premises to allow for asbestos testing to roofing, with results determining whether abatement of the roofing material is required.

Once abatement and demolition of Amigos Bonding is completed, a temporary parking lot will be built for the use of USPS staff. This temporary parking lot will also include the empty lot in front of the Odessa College event center.

After the VMF facility vacates and undergoes asbestos testing on the roof, the Design-Build team will perform abatement and demolition, which will clear the site for the new parking garage footprint.

Preparations for future construction include installing fences, stormwater pollution prevention (SWPPP), and temporary power for the upcoming parking garage and laydown area. The Design-Build team will establish a field office trailer, signaling readiness for parking garage construction.

At this stage, construction of Parking Garage will begin. Once it is substantially completed, the USPS TI work will start. When both the Parking Garage and the USPS TI are completed, the operations of the existing Post Office will move into the new space to allow for the demolition of the existing post office (Phase 4).

Phase 2 & 3:

Abatement of Demolition of Texas Avenue Buildings and Health Department

Scheduling of this phase depends on the date the Library construction starts.

Adult Probation will need to vacate their current location and asbestos testing of the roofing material performed. The Health Department will also vacate their site, followed by abatement and demolition of its building.

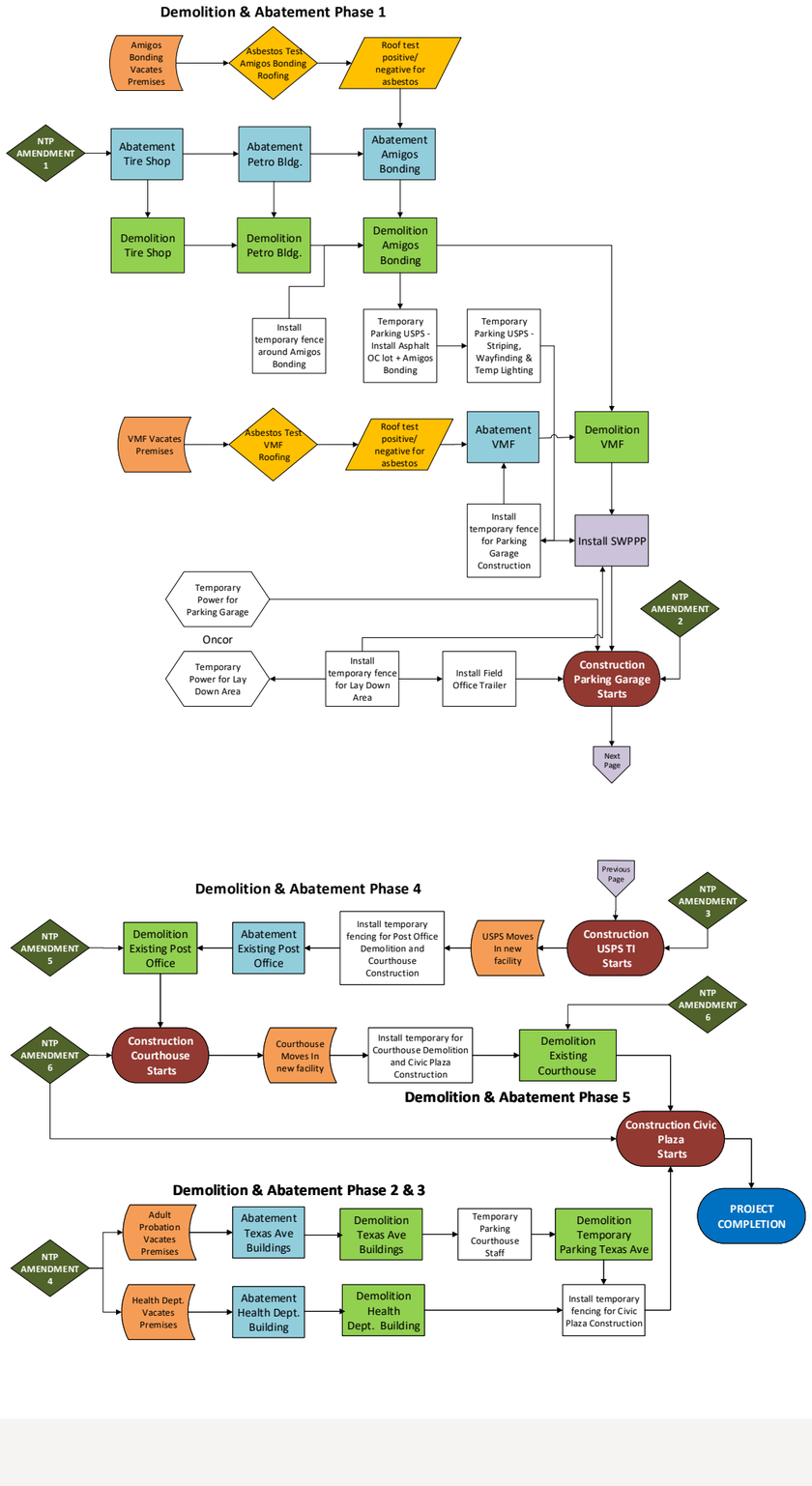
Temporary parking will be created for courthouse staff and later demolished to clear space for development of the civic plaza.

Phase 4:

Abatement and Demolition of Post Office

Once the operations of the existing USPS Office move to the built-out space in the new parking garage, abatement and demolition of the existing USPS Office will begin. This will clear the site for the construction of the new Courthouse.

Temporary fencing will be installed to prepare for courthouse demolition and civic plaza construction. Once the new courthouse is completed, and staff have transferred over, the existing courthouse will be demolished to make way for the civic plaza.

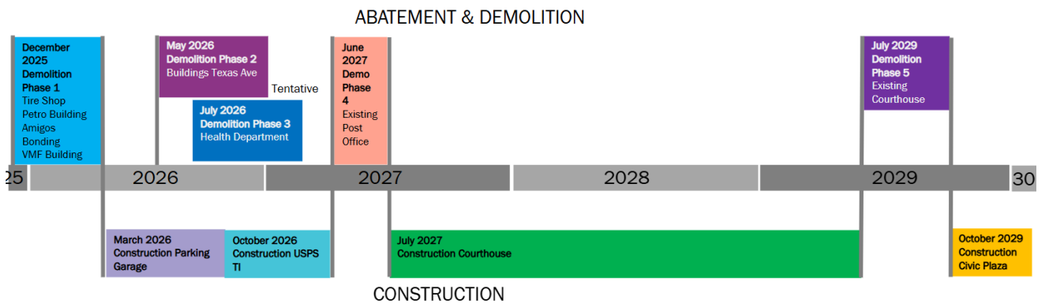


Phase 5:

Abatement and Demolition of Existing Courthouse

Temporary fencing will be installed to secure the civic plaza construction site. Civic plaza construction will begin as the final step of the project site.

When the construction of the civic plaza is finished, the entire project will be complete.



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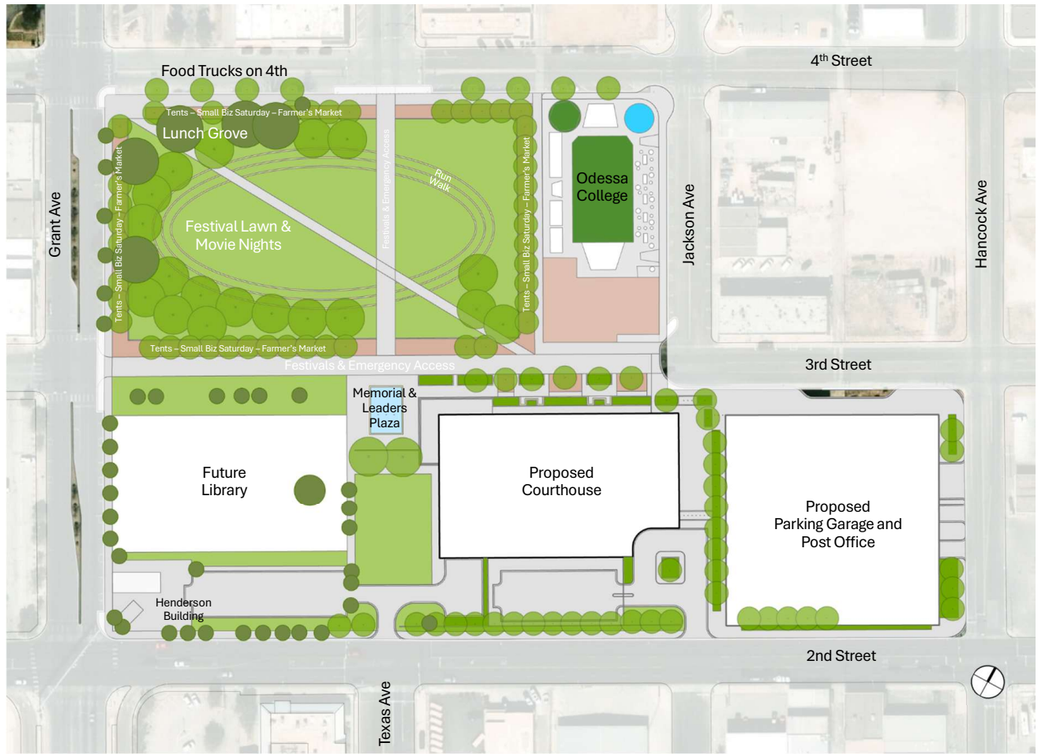
Before

After



11 Cost

PROJECT BUDGET

Ector County Certificate of Obligation				**$ 325,000,000**
Juvenile Detention Center				**$ 45,000,000**
Ector County Library				$ -
Project Land Acquisition				**$ 6,829,411**
Courthouse, Parking Garage, Park				
	Design-Build Costs	$ 216,294,889		
	Soft Costs	$ 21,580,261		
		Project Subtotal	**$ 237,875,150**	
	Owner Design Contingency	$ 1,332,702		
	Estimating Contingency/Escalation	$ 24,020,868		
	Owner's Soft Cost Contingency	$ 9,941,869		
		Contingencies Subtotal	**$ 35,295,439**	
			PROJECT TOTAL	**$ 273,170,589**
Remaining Funds				**$ 0**